

5.3 Consideration of the January 24, 2024 MPAC Minutes [24-6022](#)

Attachments: [012424 MPAC Minutes](#)

5.4 Metro Technical Advisory Committee (MTAC) Nominations [COM](#)
for Member/Alternate Member Positions [24-0773](#)

Attachments: [MPAC Worksheet for April 2024 MTAC Nominations](#)
[MTAC Nominations Memo April 2024](#)
[MTAC Member List, as of April 9, 2024](#)

6. Information/Discussion Items (5:30PM)

6.1 Legislative Update (5:30PM) [COM](#)
[24-0797](#)

Presenter(s): Jenna Jones

Attachments: [MPAC Worksheet](#)
[SB 1537 - Gov Housing Production Deep Dive](#)
[MPAC Bill Summary - 2024](#)

6.2 Housing Update (5:40 PM) [COM](#)
[24-0795](#)

Presenter(s): Liam Frost, Metro

Attachments: [MPAC Worksheet](#)
[MPAC Memo](#)

6.3 2024 Urban Growth Management Decision: Draft Regional [COM](#)
Housing Needs Analysis (6:10PM) [24-0796](#)

Presenter(s): Ted Reid (he/him), Metro
Eryn Kehe, Metro
Becky Hewitt, ECONorthwest

Attachments: [4-24-24 MPAC worksheet - RHNA](#)

7. Adjourn (7:00PM)

Metro respects civil rights

Metro fully complies with Title VI of the Civil Rights Act of 1964, Title II of the Americans with Disabilities Act, Section 504 of the Rehabilitation Act and other statutes that ban discrimination. If any person believes they have been discriminated against regarding the receipt of benefits or services because of race, color, national origin, sex, age or disability, they have the right to file a complaint with Metro. For information on Metro's civil rights program, or to obtain a discrimination complaint form, visit oregonmetro.gov/civilrights or call 503-797-1890. Metro provides services or accommodations upon request to persons with disabilities and people who need an interpreter at public meetings. If you need a sign language interpreter, communication aid or language assistance, call 503-797-1890 or TDD/TTY 503-797-1804 (8 a.m. to 5 p.m. weekdays) 5 business days before the meeting. All Metro meetings are wheelchair accessible. Individuals with service animals are welcome at Metro facilities, even where pets are generally prohibited. For up-to-date public transportation information, visit TriMet's website at trimet.org

Thông báo về sự Metro không kỳ thị của

Metro tôn trọng dân quyền. Muốn biết thêm thông tin về chương trình dân quyền của Metro, hoặc muốn lấy đơn khiếu nại về sự kỳ thị, xin xem trong www.oregonmetro.gov/civilrights. Nếu quý vị cần thông dịch viên ra dấu bằng tay, trợ giúp về tiếp xúc hay ngôn ngữ, xin gọi số 503-797-1700 (từ 8 giờ sáng đến 5 giờ chiều vào những ngày thường) trước buổi họp 5 ngày làm việc.

Повідомлення Metro про заборону дискримінації

Metro з повагою ставиться до громадянських прав. Для отримання інформації про програму Metro із захисту громадянських прав або форми скарги про дискримінацію відвідайте сайт www.oregonmetro.gov/civilrights. або Якщо вам потрібен перекладач на зборах, для задоволення вашого запиту зателефонуйте за номером 503-797-1700 з 8.00 до 17.00 у робочі дні за п'ять робочих днів до зборів.

Metro 的不歧视公告

尊重民權。欲瞭解Metro民權計畫的詳情，或獲取歧視投訴表，請瀏覽網站 www.oregonmetro.gov/civilrights。如果您需要口譯方可參加公共會議，請在會議召開前5個營業日撥打503-797-1700（工作日上午8點至下午5點），以便我們滿足您的要求。

Ogeysiiska takooris la'aanta ee Metro

Metro waxay ixtiraamtaa xuquuqda madaniga. Si aad u heshid macluumaad ku saabsan barnaamijka xuquuqda madaniga ee Metro, ama aad u heshid warqadda ka cabashada takoorista, booqo www.oregonmetro.gov/civilrights. Haddii aad u baahan tahay turjubaan si aad uga qaybqaadatid kullaan dadweyne, wac 503-797-1700 (8 gallinka hore illaa 5 gallinka dambe maalmaha shaqada) shan maalmo shaqa ka hor kullanka si loo tixgaliyo codsashadaada.

Metro의 차별 금지 관련 통지서

Metro의 시민권 프로그램에 대한 정보 또는 차별 항의서 양식을 얻으려면, 또는 차별에 대한 불만을 신고 할 수 www.oregonmetro.gov/civilrights. 당신의 언어 지원이 필요한 경우, 회의에 앞서 5 영업일 (오후 5시 주중에 오전 8시) 503-797-1700를 호출합니다.

Metroの差別禁止通知

Metroでは公民権を尊重しています。Metroの公民権プログラムに関する情報について、または差別苦情フォームを入手するには、www.oregonmetro.gov/civilrights。までお電話ください。公開会議で言語通訳を必要とされる方は、Metroがご要望に対応できるよう、公開会議の5営業日前までに503-797-1700（平日午前8時～午後5時）までお電話ください。

សេចក្តីជូនដំណឹងអំពីការមិនរើសអើងរបស់ Metro

ការគោរពសិទ្ធិពលរដ្ឋរបស់ ។ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលបានការបណ្តឹងរើសអើងសូមចូលទៅទំព័រ www.oregonmetro.gov/civilrights។

បើលោកអ្នកត្រូវការអ្នកបកប្រែភាសានៅពេលអង្គ

ប្រជុំសាធារណៈ សូមទូរស័ព្ទមកលេខ 503-797-1700 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច

ថ្ងៃច្រើន) ប្រាំពីរថ្ងៃ

ថ្ងៃច្រើន មុនថ្ងៃប្រជុំដើម្បីអាចឱ្យគេសម្រួលតាមសំណើរបស់លោកអ្នក ។

إشعار بعدم التمييز من Metro

تحتزم Metro الحقوق المدنية. للمزيد من المعلومات حول برنامج Metro للحقوق المدنية أو لإيداع شكوى ضد التمييز، يُرجى زيارة الموقع الإلكتروني www.oregonmetro.gov/civilrights. إن كنت بحاجة إلى مساعدة في اللغة، يجب عليك الاتصال مقدماً برقم الهاتف 503-797-1700 (من الساعة 8 صباحاً حتى الساعة 5 مساءً، أيام الاثنين إلى الجمعة) قبل خمسة (5) أيام عمل من موعد الاجتماع.

Paunawa ng Metro sa kawalan ng diskriminasyon

Iginagalang ng Metro ang mga karapatang sibil. Para sa impormasyon tungkol sa programa ng Metro sa mga karapatang sibil, o upang makakuha ng porma ng reklamo sa diskriminasyon, bisitahin ang www.oregonmetro.gov/civilrights. Kung kailangan ninyo ng interpreter ng wika sa isang pampublikong pulong, tumawag sa 503-797-1700 (8 a.m. hanggang 5 p.m. Lunes hanggang Biyernes) lima araw ng trabaho bago ang pulong upang mapagbigyan ang inyong kahilingan.

Notificación de no discriminación de Metro

Metro respeta los derechos civiles. Para obtener información sobre el programa de derechos civiles de Metro o para obtener un formulario de reclamo por discriminación, ingrese a www.oregonmetro.gov/civilrights. Si necesita asistencia con el idioma, llame al 503-797-1700 (de 8:00 a. m. a 5:00 p. m. los días de semana) 5 días laborales antes de la asamblea.

Уведомление о недопущении дискриминации от Metro

Metro уважает гражданские права. Узнать о программе Metro по соблюдению гражданских прав и получить форму жалобы о дискриминации можно на веб-сайте www.oregonmetro.gov/civilrights. Если вам нужен переводчик на общественном собрании, оставьте свой запрос, позвонив по номеру 503-797-1700 в рабочие дни с 8:00 до 17:00 и за пять рабочих дней до даты собрания.

Avizul Metro privind nediscriminarea

Metro respectă drepturile civile. Pentru informații cu privire la programul Metro pentru drepturi civile sau pentru a obține un formular de reclamație împotriva discriminării, vizitați www.oregonmetro.gov/civilrights. Dacă aveți nevoie de un interpret de limbă la o ședință publică, sunați la 503-797-1700 (între orele 8 și 5, în timpul zilelor lucrătoare) cu cinci zile lucrătoare înainte de ședință, pentru a putea să vă răspunde în mod favorabil la cerere.

Metro txoj kev ntxub ntxaug daim ntawv ceeb toom

Metro tributes cai. Rau cov lus qhia txog Metro txoj cai kev pab, los yog kom sau ib daim ntawv tsis txaus siab, mus saib www.oregonmetro.gov/civilrights. Yog hais tsiam koj xav tau lus kev pab, hu rau 503-797-1700 (8 teev sawv ntxov txog 5 teev tsaus ntuj weekdays) 5 hnub ua hauj lwv ua ntej ntwam lub rooj sib tham.

2024 MPAC Work Program

As of 4/11/24

Items in italics are tentative

<p>March 27, 2024 (online only)</p> <ul style="list-style-type: none"> • 2024 Legislative State Legislative Recap (Jenna Jones (she/her), Metro; 20 min) • UGM: Job and Population forecast discussion (Ted Reid (he/him), Metro; 20 min) • UGM: Preliminary UGB Capacity Estimates needs (Ted Reid, he/him, Metro; 45min) 	<p>April 24, 2024 (in-person)</p> <ul style="list-style-type: none"> • Legislative Update (Jenna Jones, 10 min) • Housing Update (Liam Frost, Metro, 30 min) • UGM: Regional Housing Needs Analysis (Ted Reid (he/him), Metro; 60 min)
<p>May 22, 2024 (online only)</p> <ul style="list-style-type: none"> • Presentation of city UGB expansion proposals (Eryn Kehe, she/her, Ted Reid, he/him, Metro; City of Sherwood staff; 45 min) • Site Readiness Toolkit (David Tetrick, he/him, Metro; 30 min) • <i>DLCD OHNA update</i> 	<p>June 26, 2024 (in-person)</p> <ul style="list-style-type: none"> • Assessment of city employment land UGB expansion proposals (Eryn Kehe, she/her, Ted Reid, he/him, Metro; city partners TBD; 45 min) • <i>2040 Planning & Development Grants - program refinements (Serah Breakstone, she/her, Metro; 30 min)</i>
<p>July 24, 2024 (online only)</p> <ul style="list-style-type: none"> • 2024 Draft Urban Growth Boundary Report Eryn Kehe, she/her, Ted Reid, he/him, Metro; 60 min) 	<p>August 28, 2024- CANCELLED <i>COO recommendation UGM Decision released and emailed to MPAC members</i></p>
<p>September 11, 2024 (virtual)</p> <ul style="list-style-type: none"> • UGM COO recommendation review and public comment feedback 	
<p>September 25, 2024 (in person)</p> <ul style="list-style-type: none"> • UGB Expansion Recommendation to Metro Council (action) 	<p>October 23, 2024 (online)</p>
<p>November 13, 2024 (in person)</p>	<p>December 11, 2024 (online)</p> <ul style="list-style-type: none"> • Follow up on UGM process (Ted Reid, he/him, Metro; 45 min)

5.1 Consideration of the February 28, 2024 MPAC Minutes

Consent Agenda

Metro Policy Advisory Committee
Wednesday, April 24th, 2024



600 NE Grand Ave.
Portland, OR 97232-2736
oregonmetro.gov

METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes
February 28, 2024

MEMBERS PRESENT

Vince Jones-Dixon (Chair)
Gordon Hovies
Sherry French
Mark Shull
Tim Rosener
Pam Treece
Mary Nolan
Glen Yung
Terri Preeg Riggsby
Brett Sherman
Kirstin Greene
Denyse McGriff
Omar Qutub
Ed Gronke
Steve Callaway
Luis Nava
Thomas Kim
Emerald Bouge
Gerritt Rosenthal

AFFILIATION

City of Gresham, Second Largest City in Multnomah County
Special Districts in Washington County
Special Districts in Clackamas County
Clackamas County
Other Cities in Washington County
Washington County
Metro Council
Clark County
Special Districts in Multnomah County
City of Happy Valley, Other Cities in Clackamas County
Oregon Department of Land Conservation and Development
Largest City in Clackamas County
Citizen of Multnomah County
Citizen of Clackamas County
Largest City in Washington County
Citizen of Washington County
TriMet
Port of Portland
Metro Council

MEMBERS EXCUSED

Ted Wheeler
Randy Lauer
Ty Stober
Joe Buck

AFFILIATION

City of Portland
City of Troutdale, Other Cities in Multnomah County
City of Vancouver
City of Lake Oswego, Largest City in Clackamas County

ALTERNATES PRESENT

Keith Kudrna

AFFILIATION

City of Troutdale, Other Cities in Multnomah County

OTHERS PRESENT: Dan Rutzick, Jef Dalin, Thomas Kim, Natalie Zito, Sarah E, Jaimie Stasny, CB, Sandy Glantz, DW, Tom Stuart, Christina Ghan, Adam Barber, Joe Gall, Anthony Martin, Mat Cole, Amanda Jones, Miles Palacios, Tom Armstrong, Jim Duggan, Jean Senechal Biggs, Roger Alfred

STAFF: Connor Ayers, Georgia Langer, Laura Combs, Andy Shaw, Jaye Cromwell, Eryn Kehe, Ted Reid, Jenna Jones, Josh Harwood, Estee Segal, Luis Sandoval, Marta McGuire, Dennis Yee, Ina Zucker, Catherine Ciarlo, Marissa Grass

1. CALL TO ORDER, INTRODUCTIONS, CHAIR COMMUNICATIONS

MPAC Vice Chair Brett Sherman meeting to order at 5:07 PM.

Metro staff Connor Ayers (he/they) called the role.

Vice Chair Brett Sherman called on Metro Attorney Roger Alfred to provide a membership update.

Roger Alfred shared that they have decided not to have a vote on the meeting's consent agenda in order to avoid procedural issues. He shared that there is a dispute as to who has the appointed seat for the Special Districts of Washington County seat. He shared that in January, the Special District Association of Oregon reached out to the other Special Districts and started an appointment process to determine who would be appointed as the representative for those districts. Alfred shared that Metro was notified earlier this month that the Washington County Districts had jointly appointed Miles Palacios as the new member and Jim Duggan as the alternate. Alfred shared that Gordon Hovies filed objections to the process by which the new appointments had been made, under both the state public meetings law and the MPAC bylaws. Because there is a currently pending dispute, the MPAC Chair and Metro Attorneys office requested that the seat remain unoccupied this evening to allow time for Metro to confer with the Special Districts association about their process.

Gordan Hovies stated that the Special Districts Association had failed to give proper public notice in the selection process.

2. PUBLIC COMMUNICATION ON AGENDA ITEMS

Vice Chair Brett Sherman read aloud the instructions for providing public testimony.

No members of the public provided testimony.

Seeing no further discussion, Vice Chair Sherman moved onto the next agenda item.

3. COUNCIL UPDATES

Vice Chair Brett Sherman called on Councilor Mary Nolan to share Council updates.

Councilor Nolan stated that the Council is exerting its energy and time on the Waste Prevention and Environmental Services (WPES) program and the Environmental Services program. They added that they are close to concluding a task force recommendation, which include adjustments in the way that they determine fees. Councilor Nolan remarked that it will come to the Council, and they will approve a new policy and implement it in time for jurisdictions to implement it into their local collection rates. They also shared that they approved a Zoo Bond measure that will be on the ballot. Councilor Nolan shared that this Zoo Bond is aimed to improve safety for animals, employees, and visitors, and making sure that the grounds are accessible.

Councilor Gerritt Rosenthal noted that the Governor's land use bill has moved to Ways and Means. He shared that they have changed it to 50-100 acres and there are changes to the variance process, and the money for infrastructure was reduced by about \$150 Million. Councilor Rosenthal shared that the funds will be allocated rather than being something to apply for.

Seeing no further discussion, Vice Brett Sherman moved onto the next agenda item.

4. COMMITTEE MEMBER COMMUNICATIONS

Thomas Kim stated that they are making process on the Better Red project, and the current disruptions on the red and blue lines will wrap up soon. Kim added that they are also beginning what will be the most major disruption on the project with a nine-day bus bridge on the west side, and this project is on track. Kim also shared that they welcomed the new battery electric busses to their yard which will triple the number of their zero emission busses.

Seeing no further discussion, Vice Brett Sherman moved onto the next agenda item.

5. CONSENT AGENDA

The Consent Agenda was postponed until next month's meeting.

6. INFORMATION/ DISCUSSION ITEMS

6.1 Waste Prevention and Environmental Services: Garbage and Recycling System Facilities Plan Update

Vice Chair Brett Sherman introduced Marta McGuire, Marissa Grass, and Luis Sandoval to present on the topic.

Staff pulled up the Garbage and Recycling System Facilities Plan PowerPoint.

Presentation Summary:

The presenters shared the mission of Waste Prevention and Environmental Services (WPES), the Regional Waste Plan outcomes. They discussed what they did in Phase 3, which includes creating targeted engagement, policy tools, and draft scenarios. The presenters shared the current gaps in the system for residential and small business customers, as well as commercial customers. The

presenters discussed what they heard in their engagement process with the community and in Tribal consultation. They also shared what their next steps are, including the creation for an implementation strategy and a draft final plan. They asked the MPAC members if they had any questions, if anything stood out to them, and if there is anything they wanted to life-up as Council considers preferred scenario elements.

MPAC Member Discussion:

Vice Chair Brett Sherman noted that proximity is important, and asked how they can deliver the best possible solution to residents at a price point that is feasible.

Luis Sandoval responded that the public facilities will have the same services that they provide to the general public, but there will be an ability to have donations available for reuse, and that they can get better access for people. Sandoval shared that in the distributed model, they will have space for reuse retail opportunities and enough space for warehousing those. He added that the reuse warehouse was very supported. Sandoval added that building new facilities requires investment, and that it will impact people's garbage bills by \$3 per month by 2040, compared to today. He shared that the baseline also shows increase of \$1.30 cents in the monthly garbage bill by 2040.

Vice Chair Sherman noted that as they are looking for an alternate space for south metro, it is a complicated process because they are looking at the impact. Vice Chair Sherman asked if the impact and footprint will be smaller because they are looking at smaller facilities.

Sandoval responded that it is less complex because Metro is looking at smaller properties. He added that they would require smaller properties, but he is not sure about the smaller footprint. Sandoval noted that the theory is that they would look at smaller footprints.

Mayor Steve Callaway shared that he remembers when the facility opened. He stated that it must be served in Washington county and in East County because they are major producers. Mayor Callaway also shared that this is an equity issue. He noted that with the 50 participants in the survey, 30 were providers and the others were represented in the repair and reuse, but it did not feel like there was enough from the public. Mayor Callaway asked if there will there be efforts to engage the public more.

Martha McGuire thanked Mayor Callaway for his acknowledgement that some do not have access to that service yet. She shared that they will be doing a larger public comment period to gather preferences, but they have tried to do a lot of targeted engagement to make sure they are including the voices of people that are most impacted by the decisions.

Mayor Callaway stated that he would like to make sure that detailed costs are shared before the development of the final recommendation, noting that cities are forced to approve these and pass on the costs.

McGuire added that their request is to come back to MPAC in July once they have had engagement with Council in the spring. McGuire added that they are trying to narrow the field more and they will be able to work with Council in May to help get them there.

Ed Gronke shared concerns that small electronic appliances are being made under the assumption that they will be thrown away. He asked if Metro intends to get involved in this process to ensure manufacturers will make appliances in such a fashion that they can be repaired.

McGuire responded that that it is part of their right to repair part of their legislative agenda.

Gordon Hovies asked if they are accepting microwaves and ovens.

Sandoval responded that yes, they do accept those items.

McGuire responded that people can look at their website for more information.

Commissioner Mark Shull noted that in 2022, Metro adopted a tip fee with suggestive annual rates ranging from 7.1%-7.9% for 2022 through 2027. He shared concerns about how last year's rate was set at 11% which compounds over time. Commissioner Shull asked if this year's rate will consider that last year's fee exceeded the fee predictability range.

McGuire responded that it is up to Council to set fees for the next fiscal year.

Commissioner Shull asked if Metro could provide some clarify on the cost drivers warranting these increases and how tip fee increases to date impact the fee predictability.

McGuire responded that she would get back to him on that.

Commissioner Shull asked if there will be engagement with elected officials in the region regarding the establishment of the fiscal year 24-25 tip fee.

McGuire responded that they have been holding stakeholder roundtables on this, and the next one is in April. She noted that there is an interested parties list where people can get involved to discuss the budget. McGuire added that Council will hold public hearings, and local governments and community members are welcome to testify and hear more information about the budget process.

Director Terri Preed Riggsby discussed medical facilities and campuses, sharing that they have a goal of trying to reduce the waste in their landfills. She asked how Metro is working with those medical and educational institutions and large campuses to reduce their waste stream and if that's a part of this process.

McGuire responded that they conduct education in partnership with cities and counties as part of their waste reduction efforts. She shared that they have staff across the region that provide those services. McGuire shared that Metro does provide oversight for the handling of special waste, but that she will get more information from the compliance and regulatory staff.

Luis Nava echoed Mayor Callaway's concerns about the diversity in the outreach events that they provide. Nava shared that in the past, the outreach did not show participation of People of Color. Nava

noted that because these events did not have people of color in large numbers, they need to make sure to bring accountability for that.

Grass thanked Nava for his feedback.

Mayor Tim Rosener shared stated that certain stakeholder groups, like mayors and haulers, should be able to interact and advise prior to the decision. Mayor Rosener shared that when they talk about rate increases, they reach out to communities to make sure they are aware of this and are prepared. He also noted that they need to make sure that they are setting up a system that people will actually use.

Mayor McGriff stated the recommendation about smaller facilities and allowing for more education and recycling is great, and that she hopes they move forward with it.

Emerald Bouge noted that they need to ensure people are in close proximity to these access sites. She also noted the travel time from haulers to facilities is something to consider as well.

6.2 2024 Urban Growth Management Decision: Draft Regional Population, Household, and Employment Forecast

Vice Chair Brett Sherman introduced Ted Reid, Eryn Kehe, Josh Harwood, and Dennis Yee to present on the topic.

Staff pulled up the 2024 Urban Growth Management Decision: Draft Regional Population, Household, and Employment Forecast PowerPoint presentation.

Presentation Summary:

Presenters shared why they manage urban growth and shared a timeline of their work and the urban growth management (UGM) decision. They explained that the regional forecast is in the “demand” part of their the UGB assessment, and the other components include readiness and capacity. They shared that this is a forecast rather than a plan, and that there is always uncertainty in these forecasts. The presenters shared the data regarding population growth components, the MSA birth rate assumptions, mortality assumptions, natural change, and net migration. They discussed that there will be increases in diversity in the region, and they also shared labor force participation forecasts.

MPAC Member Discussion:

Vice Chair Brett Sherman asked what the data looks like nationally in comparison to this region.

They responded that it is generally the same.

Mayor Callaway asked if they define migrant as anyone who moves.

Dennis Yee responded yes, so long as it is not internal migration within the region.

Mayor Callaway asked Metro factors in different forecasts.

Ted Reid responded that there is a process that they go through that starts at creating a seven-county forecast, and then they go through their distributed forecast process where they work with regional jurisdiction to determine how many people will move into those individual jurisdictions.

Mayor Callaway asked what year the forecast is projecting to.

Josh Harwood responded that they will get back to him on that.

Eryn Kehe added that these forecasts are updated every six years.

Mayor Callaway noted that he likes the idea of the distributed forecast.

Mayor Tim Rosener asked about how this progresses with local jurisdictions, stating that in Sherwood, they do not use the Portland State University forecasts because they are not accurate for Sherwood. He asked how the process of distributed forecasts work.

Kehe responded that for the UGB decision, they need to look at the needs of the region as a whole. She added that through that, the Council and MPAC make recommendations and that is when the discussion about growth within that boundary occurs.

Ted Ried responded that they will work together to figure out what those numbers should be. He shared that it will be adopted by the Council, and they will bring a plan to MPAC to look at.

Mayor Rosener asked about how this report gets used, noting that they should talk about where they want to be and how they should get there. He noted that growth is important for property taxes and to keep up with inflation. He asked if the report will share what the underlying key drivers are, and as policymakers, inform them on what they can do to reverse some trends.

Kehe responded that the urban growth report is primarily a report of data and information that is the most accurate that they can present, and that then the decision making and policymaking becomes the task of MPAC and Council. She added that the data will then be presented in ranges, and they can have discussions with one another about where people think it falls in that range and why. Kehe noted that the policy conversations need to be what happens and continues after the UGB decision.

Vice Chair Sherman clarified if the forecast is modestly positive but more subdued with a greater potential for negative outcomes over time.

Harwood responded that yes, that is the case.

Mayor Rosener asked if there could be more discussion on this at a later date.

Kehe noted that they are planning to come back to them with the capacity analysis, and that they can save time to come back to the demand discussion as well.

Chair Pam Treece stated that they will have their next organizational meeting for MPAC and they will make sure they can come back to this discussion.

7. **ADJOURN**

Vice Chair Brett Sherman adjourned the meeting at 6:58 pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Georgia Langer".

Georgia Langer
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF DECEMBER 13, 2023

ITEM	DOCUMENT TYPE	DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
6.1	Presentation	02/28/2024	Waste Prevention and Environmental Services: Garbage and Recycling System Facilities Plan Update Presentation	022824m-01
6.2	Presentation	02/28/2024	2024 Urban Growth Management Decision: Draft Regional Population, Household, and Employment Forecast Presentation	022824m-02

5.2 Consideration of the January 24, 2024 MPAC Minutes

Consent Agenda

Metro Policy Advisory Committee
Wednesday, April 24th, 2024



600 NE Grand Ave.
Portland, OR 97232-2736
oregonmetro.gov

METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes
January 24, 2024

MEMBERS PRESENT

Pam Treece (Chair)
Vince Jones-Dixon
Gordon Hovies
Sherry French
Ed Gronke
Thomas Kim
Luis Nava
Gerritt Rosenthal
Ty Stober
Mark Shull
Tim Rosener
Mary Nolan
Glen Yung
Terri Preeg Riggsby
Brett Sherman
Denyse McGriff

AFFILIATION

Washington County
City of Gresham, Second Largest City in Multnomah County
Special Districts in Washington County
Special Districts in Clackamas County
Citizen of Clackamas County
TriMet
Citizen of Washington County
Metro Council
City of Vancouver
Clackamas County
Other Cities in Washington County
Metro Council
Clark County
Special Districts in Multnomah County
City of Happy Valley, Other Cities in Clackamas County
City of Oregon City, Second Largest City in Clackamas County

MEMBERS EXCUSED

Ted Wheeler
Randy Lauer
Duncan Hwang
Allison Tivnon
Omar Qutub
Sharon Meieran
Brian Hodson
James Fage
Susan Greenberg
Steve Callaway
Carmen Rubio
Joe Buck
Kirstin Greene
Alex Howard

AFFILIATION

City of Portland
City of Troutdale, Other Cities in Multnomah County
Metro Council
City of Beaverton, Second Largest City in Washington County
Citizen of Multnomah County
Multnomah County
City of Canby, City in Clackamas County outside UGB
City of North Plains, City in Washington County outside UGB
Beaverton School Board, Governing Body of a School District
Largest City in Washington County
City of Portland
City of Lake Oswego, Largest City in Clackamas County
Oregon Department of Land Conservation and Development
Port of Portland

ALTERNATES PRESENT

Anthony Martin
Laura Kelly

Bill Reid

Ashley Hartmeier-Prigg

AFFILIATION

Largest City in Washington County
Oregon Department of Land Conservation and
Development
City of North Plains, City in Washington County
outside UGB
City of Beaverton, Second Largest City in
Washington County

OTHERS PRESENT: Medha, Adam B., Jeff Renfro, Mark McMullen, Tom Armstrong, Joe Gall, Sandy Glantz, Michael Veale, Dee Anders, Jaimie Lorenzini, Jim Duggan, Stephen Roberts, Jean Senechal Biggs, Braden, Dr. Smart Ochoi, Jessica Pelz

STAFF: Connor Ayers, Jemeshia Taylor, Eryn Kehe, Jaye Cromwell, Roger Alfred, Malu Wilkinson, Ted Reid, Eliot Rose, Dennis Yee, Glen Hamburg, Kim Ellis, Laura Combs, Josh Harwood

1. CALL TO ORDER, INTRODUCTIONS, CHAIR COMMUNICATIONS

MPAC Chair Pam Treece called the Zoom meeting to order at 5:00 PM.

Metro staff Jemeshia Taylor (she/her) called the role.

Chair Treece asked if they had reached quorum.

Metro staff Roger Alfred noted that they had reached quorum.

2. PUBLIC COMMUNICATION ON AGENDA ITEMS

Chair Treece read aloud the instructions for providing public testimony.

No members of the public provided testimony.

Seeing no further discussion, Chair Treece moved onto the next agenda item.

3. COUNCIL UPDATES

Metro Councilor Gerritt Rosenthal gave updates about the Supportive Housing Services tax, a possible new Zoo Bond, and the Urban Growth Report. He also gave updates about the Waste Prevention and Environmental Services, the Parks and Nature and a burst pipe at the Metro Regional Center.

Seeing no further discussion, Chair Treece moved onto the next agenda item.

4. COMMITTEE MEMBER COMMUNICATIONS

City of Sherwood Mayor Tim Rosener mentioned that Kim Young was appointed as the new Council President for the City of Sherwood.

City of Vancouver Councilmember Ty Stober introduced himself to the MPAC members.

Seeing no further discussion, Chair Treece moved onto the next agenda item.

5. CONSENT AGENDA

5.1 Consideration of the December 13, 2023 MPAC Minutes

Chair Treece called for a motion to approve the consent agenda.

MOTION: City of Sherwood Mayor Tim Rosener moved to approve the consent agenda. City of Oregon City Mayor Denyse McGriff seconded.

ACTION: Councilmember Stober abstained. With all else in favor, the consent agenda was approved.

6. ACTION ITEMS

6.1 MPAC Nominations and Review of MPAC Charge

Chair Treece introduced Metro staff Malu Wilkinson (she/her) to present.

Wilkinson gave an overview of MPAC, MPAC's charge and MTAC. She mentioned that the recommended nominees were stated in the meeting packet.

Chair Treece thanked staff for their work. She mentioned that Mayor McGriff will step down from the First Vice Chair position and nominated City of Happy Valley Councilor Brett Sherman for the position.

Mayor McGriff explained that she was appointed by the Governor to the Willamette Falls Locks Authority and that will take a lot of her time. She noted that she will still be participating in MPAC.

Gronke commented that Councilor Sherman would be a great candidate for the position.

Chair Treece mentioned that City of Gresham Councilor Vince Jones-Dixon agreed to be nominated for the Second Vice Chair position.

Mayor McGriff mentioned that Councilor Sherman was featured in the West Linn Tidings newspaper.

Councilor Jones-Dixon commented that he was looking forward to this year.

Chair Treece called for a motion to approve the nominations.

MOTION: Mayor McGriff moved to approve the nominations. Ed Gronke seconded.

ACTION: With all in favor, the action passed.

Chair Treece mentioned their recommendation to the Metro Council on the UGB expansion. She also mentioned that the MPAC meetings will be in-person every other month.

Wilkinson noted that the February meeting will be in-person at Metro. She also mentioned that staff looking into having the meetings in different locations.

Chair Treece asked those that want to volunteer to host a meeting to also consider if they have the capacity to run a meeting partially on Zoom.

Mayor Rosener mentioned that the city of Sherwood could host a MPAC meeting.

Mayor McGriff raised concerns about not be able to attend some of the in-person meeting because of another in-person meeting she must attend.

Chair Treece commented that the goal is to make the meetings available to everyone.

Wilkinson explained that they cannot hold a public meeting without a remote option.

Councilor Sherman noted that the City of Happy Valley could host a MPAC Meeting.

Councilmember Stober mentioned that MPAC could also visit to the City of Vancouver.

Chair Treece noted the level of commitment and the importance of seeing each other in person.

Seeing no further discussion, Chair Treece moved onto the next agenda item.

7. INFORMATION/ DISCUSSION ITEMS

7.1 Carbon Pollution Reduction Grant

Chair Treece introduced Metro staff Eliot Rose (he/him) to present.

Rose gave an overview of the what the Carbon Pollution Reduction Grant (CPRG) do and what MPAC members can do. He noted the members of the Climate Partners' Forum, the rounds of planning and the rounds of funding. Rose mentioned the importance of coordination and explained how the plans and implementation grants overlap. He discussed the PCAP development process timeline, the Metro area PCAP priority strategies and what they have learned so far. Rose noted the next steps and some discussion questions.

Rose asked Metro staff Jemeshia Taylor to post the discussion questions in the chat.

Taylor posted the discussion questions in the chat.

Councilor Sherman asked if Metro would be the entity that is doing the application and the coordination for the grant. He also asked if the action plan was mandatory or a tool that they have available.

Rose explained that the EPA allows for Metro to lead a collaborative action or for other agencies to lead for one of the implementation grants. He noted that the program is new, and the application is complicated. Rose gave some examples of agencies that might collaborate together on certain applications.

Rose noted that the EPA's deadline for applicants to submit their notice of intent to apply is February 1st. He explained that once the applications are in, it will be easier to coordinate with other applicants.

Chair Treece noted that they are running behind and that they should keep their questions and answers concise.

Mayor McGriff asked about the role of TriMet. She raised concerns that TriMet is their partner in reducing climate change, but they are not participating as much.

Rose mentioned that transit is one of the best ways to reduce greenhouse gases. He noted that they are working with TriMet to see what implementation applications can best move forward.

Gronke asked if there was a formula for ODOT to use when they propose a reduction in greenhouse gases because of congestion pricing.

Rose asked Wilkinson to speak on the parameters of the congestion pricing program.

Wilkinson noted that staff will follow-up with Gronke.

Gronke commented about congestion pricing and that it does not really help reduce greenhouse gas emissions.

Seeing no further discussion, Chair Treece moved onto the next agenda item.

7.2 Urban Growth Management Functional Plan Annual Compliance Report

Chair Treece introduced Metro staff Glen Hamburg (he/him) to present.

Hamburg noted Metro's functional plans, including the Regional Framework Plan (RFP) and the Urban Growth Management Functional Plan (UGMFP). He discussed the compliance report, the UGMFP Title 11 and the UGMFP Title 4. Hamburg explained the 2023 amendments and the requested changes from Happy Valley.

Chair Treece asked Hamburg to stay in the meeting to answer questions.

Hamburg noted that he cannot stay for the rest of the meeting but can give out his contact information.

Seeing no further discussion, Chair Treece moved onto the next agenda item.

7.3 Urban Growth Management Expert Panel

Chair Treece introduced Metro staff Ted Reid (he/him) to present.

Reid discussed the Urban Growth Report and noted the purpose of the presentation.

Josh Hardwood, Metro introduced Mark McMullen, State of Oregon.

McMullen discussed inflation, the labor market, and Oregon's unique business cycle. He mentioned some expected impacts from the CHIPS Act and some reasons why workers will remain scarce for some time in Oregon. McMullen explained that the population growth had stalled, but the current demographics are great. He discussed data on Oregon's domestic migration, population, housing, and housing demand. McMullen mentioned the effect of a zero-migration scenario on Oregon's population and housing demand.

Hardwood commented on how some things are changing, and others are not. He introduced Jeff Renfro, Multnomah County and asked him about the things that probably will and will not go back to normal.

Renfro mentioned the relationship population growth or job growth to income growth. He discussed changes in the relationship between the drivers of their tax revenue and indicators of economic activity.

Hardwood commented that even in the zero-migration scenario, they would still need more housing.

Councilor Sherman noted the growth of Happy Valley and its need for single-family homes. He explained that the savings for builders from incentives do not always get passed down to those buying homes. He asked how they can incentivize builders to make the housing the region needs.

Hardwood explained the demand can change quickly, while the supply does not change. He suggested that they should not overreact to the impact of the short-term demand. Hardwood mentioned that they will probably stay away from the individual policy prescriptions.

McMullen noted that the Governor's taskforce is putting out a list of recommendations related to housing. He mentioned that the housing needs analysis will change because of sample size issue and the census data that was used.

Councilor Sherman commented on the balance of providing new units that are more affordable and not reducing the values of existing homes.

Mayor Rosener asked about long-term solutions, such as making more land available for housing. He noted that much of the land in Sherwood that is available for housing is infrastructure constrained. Mayor Rosener also commented on the importance of land for job and attracting companies to Oregon.

Hardwood stated that the question was outside of his expertise, but explained how City of Portland has a different vacant land problem. He mentioned the difficulty of predicting where the development is going to happen.

City of Hillsboro Councilor Anthony Martin asked how housing production increases and climate change factor into the Metro area forecast.

Hardwood mentioned that there will be climate migration, but not to the scale that they need to put it as a factor in a forecast.

Renfro mentioned that climate was not explicitly incorporated, but it may be incorporated in the future within the livability factor.

McMullen noted that Oregon is losing population, but there are jobs available. He believed that climate is a factor and noted the difficulty in getting the data.

Hardwood mentioned that cities like Spokane and Salt Lake City are booming partially because of the cost of living.

Councilor Rosenthal asked if the concept of community has changed and if that would affect housing density and cost. He also mentioned Orenco Station as an example.

Hardwood explained that they look at demographics, like age cohorts and their behavior over time.

Renfro commented on how some Millennials want the same things as previous generations, such as a family and a house, later in their life. He explained that the core metro area is not affordable for younger people, so they are going to other places.

McMullen noted that there are debates about the character of neighborhoods has changed across generations. He mentioned that Millennials in Oregon are not having children like previous generations, but their housing preferences may change when they do have children.

Chair Treece asked the panelists for their remarks and advice to MPAC on the UGM decision.

Mayor Rosener explained that the average age of the population of Sherwood has been mostly constant. He asked what things they need to do to reverse some of the trends.

Hardwood noted the challenges of making long-term plans and suggested that they not overreact to recent events because it is a longer time horizon.

McMullen mentioned the shortage of commercial and industrial land in Oregon. He noted that they will need to lean on their industry expertise and clusters in the state that make sense for employers.

Renfro suggested that they be realistic about what the recovery of the region will look like, to focus on the core drivers of growth and to look at the demographics.

Chair Treece thanked the panelists and Metro staff.

8. ADJOURN

Chair Treece adjourned the meeting at 7:00 pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Jemeshia Taylor".

Jemeshia Taylor
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JANUARY 24, 2024

ITEM	DOCUMENT TYPE	DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
7.1	Presentation	01/24/24	EPA Climate Pollution Reduction Grant (CPRG) Presentation	012424m-01
7.2	Presentation	01/24/24	2023 Compliance Report Presentation	012424m--02
7.3	Presentation	01/24/24	Oregon's Economic and Housing Outlook Presentation	012424m-03

**5.3 Metro Technical Advisory Committee (MTAC)
Nominations for Member/Alternate Member Positions**

Consent Agenda

Metro Policy Advisory Committee
Wednesday, April 24th, 2024

MPAC Worksheet

Agenda Item Title: Metro Technical Advisory Committee (MTAC) Nominations for Member/Alternative Member Positions

Presenters: Eryn Kehe, Urban Policy & Development Manager II

Contact for this worksheet/presentation: Marie Miller

Purpose/Objective

The purpose of this presentation is to forward nominations from regional jurisdictions, agencies and community partners to fill vacant positions on the Metro Technical Advisory Committee (MTAC). MTAC is an advisory committee of MPAC that provides technical recommendations on growth management subjects as directed by MPAC. The candidates nominated to fill these positions are excellent professionals and knowledgeable in the subject matter of this committee.

Outcome

Action to approve the nominations presented for the Metro Technical Advisory Committee.

What has changed since MPAC last considered this issue/item?

Vacancies on the committee have left positions open. These nominations help fill the committee roster for review of subjects and technical recommendations to MPAC.

What packet material do you plan to include?

A memo that describes the nominations and positions being considered for confirmation on the committee.

METRO TECHNICAL ADVISORY COMMITTEE (MTAC) 2024

Updated: 4/9/2024

<i>Position</i>	<i>Member</i>	<i>Alternate</i>
Clackamas County Citizen	Joseph Edge	Kamran Mesbah
Multnomah County Citizen	Carol Chesarek	Victoria (Vee) Paykar
Washington County Citizen	Victor Saldanha	Faun Hosey
Largest City in the Region: Portland	Tom Armstrong	Morgan Tracy Patricia Diefenderfer
Largest City in Clackamas County: Lake Oswego	Erik Olson	Jessica Numanoglu*
Largest City in Multnomah County: Gresham	Terra Wilcoxson	Mary Phillips Ashley Miller
Largest City in Washington County: Hillsboro	Dan Dias	Dan Rutzick
Second Largest City in Clackamas County: Oregon City	Aquilla Hurd-Ravich	Pete Walter
Second Largest City in Washington County: Beaverton	Anna Slatinsky	Jean Senechal Biggs Brian Martin Jessica Engelmann
Clackamas County: Other Cities	Laura Terway, Happy Valley	Laura Weigel, Milwaukie
Multnomah County: Other Cities	Vacant	Dakota Meyer, Troutdale*
Washington County: Other Cities	Steve Koper, Tualatin	Miranda Bateschell, Wilsonville
City of Vancouver	Katherine Kelly	Rebecca Kennedy
Clackamas County	Jamie Stasny	Martha Fritzie
Multnomah County	Adam Barber	Kevin Cook Sarah Paulus Graham Martin*
Washington County	Jessica Pelz	Theresa Cherniak
Clark County	Gary Albrecht	Oliver Orjiako
Oregon Department of Transportation	Neelam Dorman	Glen Bolen

Oregon Department of Land Conservation & Development	Laura Kelly	Kelly Reid
Service Providers: Water & Sewer	Manuel Contreras, Jr., Clackamas Water Environmental Services	Chris Faulkner, Clean Water Services Cassera Phipps, Clean Water Services
Service Providers: Parks	Gery Keck, Tualatin Hills Park & Recreation District	Kia Shelly, North Clackamas Park & Recreation District*
Service Providers: School Districts	Cindy Detchon, North Clackamas School District	Natasha Garcia, Portland Public Schools*
Service Providers: Private Utilities	Nina Carlson, NW Natural	Raihana Ansary, Portland General Electric
Service Providers: Port of Portland	Tom Bouillion	Greg Theisen
Service Providers: TriMet	Tara O'Brien	Tom Mills* Fiona Lyon
Private Economic Development Organizations	Vacant	Jerry Johnson, Johnson Economics, LLC
Public Economic Development Organizations	Bret Marchant, Greater Portland, Inc.	Scott Bruun, Oregon Business Industry Jeff Hampton, Business Oregon
Land Use Advocacy Organization	Brett Morgan, 1000 Friends of Oregon	Sarah Radcliffe, Habitat for Humanity Portland Region Mary Kyle McCurdy, 1000 Friends of Oregon
Environmental Advocacy Organization	Nora Apter, Oregon Environmental Council	Aaron Golub, Portland State University Jacqui Treiger, Oregon Environmental Council
Housing Affordability Organization	Rachel Loftin, Community Partners for Affordable Housing	Rachael Duke, Community Partners for Affordable Housing
Residential Development	Preston Korst, Home Builders Association of Metropolitan Portland	Kerry Steinmetz, Fidelity National Title, Development Services Group Greater Metropolitan Portland*
Redevelopment/Urban Design	Brian Moore, Prosper Portland*	Erin Reome, North Clackamas Park & Recreation District*
Commercial/Industrial	Erik Cole, Schnitzer Properties, Inc. and Revitalize Portland Coalition	Greg Schrock, Portland State University*
Green Infrastructure, Design & Sustainability	Mike O'Brien, Mayer/Reed, Inc.	Craig Sheahan, David Evans & Associates, Inc.
Public Health & Urban Forum	Brendon Haggerty, Multnomah County	Max Nonnamaker, Mult. Co.* Ryan Ames, Washington County Leah Fisher, Clackamas County*
Non-Voting Chair	Eryn Kehe, Metro	Planning & Development Dept.

*To be confirmed by MPAC

Memo

Date: April 9, 2024
To: Metro Policy Advisory Committee (MPAC)
From: Eryn Kehe, Metro Technical Advisory Committee (MTAC) Chair
Subject: MTAC Nominations for MPAC Consideration

BACKGROUND

The Metro Technical Advisory Committee (MTAC) is an advisory committee to the Metro Policy Advisory Committee (MPAC). MTAC's purpose is to provide MPAC with technical recommendations on growth management subjects, including technical, policy, legal and process issues, with an emphasis on providing policy alternatives.

PURPOSE

Nominations to fill MTAC member and alternate member positions are submitted for consideration and approval by MPAC according to committee bylaws. MPAC may approve or reject any nomination submitted.

RECOMMENDED MTAC APPOINTMENTS

Position: Largest City in Clackamas County: Lake Oswego
Nomination: **Jessica Numanoglu, alternate member**
Community Development Director, City of Lake Oswego

Position: Multnomah County: Other Cities
Nomination: **Dakota Meyer, alternate member**
Associate Planner, City of Troutdale

Position: Multnomah County
Nomination: **Graham Martin, alternate member**
Senior Transportation Planner, Multnomah County

Position: Service Providers: Parks
Nomination: **Kia Shelly, alternate member**
Planning & Development Director, North Clackamas Parks & Recreation District

Position: Service Providers: TriMet
Nomination: **Tom Mills, alternate member**
Director, Planning & Policy, TriMet

Position: Redevelopment/Urban Design

Nomination: **Brian Moore, member**

Development Manager, Development & Investment, Prosper Portland

Position: Redevelopment/Urban Design

Nomination: **Erin Reome, alternate member**

Principal Planner, North Clackamas Parks and Recreation District

Position: Commercial/Industrial

Nomination: **Greg Schrock, alternate member**

Associate Professor and School Director, PSU Toulon School of Urban Studies and Planning

Position: Public Health & Urban Forum

Nomination: **Max Nonnamaker, alternate member**

Built Environment & Transportation Program Specialist, Multnomah County Health Department

Position: Public Health & Urban Forum

Nomination: **Leah Fisher, alternate member**

Public Health Built and Natural Environment Analyst, Clackamas County

Position: Residential Development

Nomination: **Kerry Steinmetz, alternate member**

Fidelity National Title, Vice President Development Services Group, Portland Area

Position: Service Providers: School Districts

Nomination: **Natasha Garcia, alternate member**

Portland Public Schools, Project Manager, Office of Operations

6.1 Legislative Update

Information/Discussion Items

Metro Policy Advisory Committee
Wednesday, April 24th, 2024

MPAC Worksheet

Agenda Item Title: 2024 State Legislative Recap

Presenters: Jenna Jones, Metro

Contact for this worksheet/presentation: Jenna Jones

Purpose/Objective

To review the 2024 State Legislative Session issues that pertain to MPAC including housing and land use.

Outcome

MPAC members understand housing and land use legislation that was under consideration during the 2024 State Legislative Session.

What has changed since MPAC last considered this issue/item?

The 2024 State Legislative Session has concluded.

What packet material do you plan to include? Powerpoint presentation.

2024 MPAC Legislative Summary

Housing/Land Use Bills

SB 1530: Housing Funding Package (PASSED)

Senate Bill 1530 is the primary housing appropriations bill being considered by the legislature during the 2024 legislative session. Together, this bill, Senate Bill 1537 (Governor Kotek's Housing Production Bill), and House Bill 4134 constitute this housing package. Below are the key components of the full package. Note: HB 4134 allocates funding to shovel ready projects not in the Metro region so the summary is not included below.

Strengthening Housing Stability

- \$41M for rental assistance and eviction prevention programs
- \$15M to the Healthy Homes Repair Fund
- \$4M to the Residential Heat Pump Program
- \$3.5M for air conditioners and air filters delivery
- \$1M for Community Warehouse
- \$1M for outreach, education, and support for residents whose housing may be withdrawn from publicly supported housing.

Addressing Housing and Homelessness

- \$65M to continue operations at shelters at risk of closure
- \$18M to support organizations in providing or operating recovery housing (18 organizations in the tri-county region)
- \$2M to support emergency shelters and facilities utilized during extreme temperatures or air quality event

Improving Access to Homeownership

- \$5M for Individual Development Accounts

Boosting Housing Production

- \$89.4M in direct allocations for shovel-ready housing infrastructure projects (regional allocations below)
 - \$3M Beaverton
 - \$3M Gresham
 - \$1.75M Lake Oswego
 - \$1.57M Tigard
 - \$3M Tualatin Valley Water District
 - \$12M Prosper Portland (\$6M for housing/\$6M for OMSI)
 - \$3M Oak Lodge Water Authority

- \$29.2M to acquire lands for culturally specific affordable housing projects
 - \$25M to Albina Vision Trust for property that will be developed for affordable housing;
 - \$1.25M to the Center for African immigrants and Refugees Organization, to purchase property on SE Stark Street in Portland, for affordable housing; and
 - \$3M to the Center for Intercultural Organizing (doing business as Unite Oregon), to purchase property on E. Burnside Street in Portland, for affordable housing.

SB 1537: Governor’s Housing Production Bill (PASSED)

This bill was proposed by the Governor after being introduced in many other sessions primarily by republican sponsors. In 2023, a similar version of this bill narrowly died on the Senate floor. The Governor’s Housing Production has a few key provisions, including:

1. The creation of a Housing Accountability and Production Office co-managed by the Department of Land Conservation and Development (DLCDD) and the Building Codes Division (BCD) of the Department of Consumer and Business Services (DCBS).
2. Requires local jurisdictions to grant up to 10 mandatory design and development adjustments.
3. Allowing cities to petition Metro for urban growth boundary expansions, 100 acres for large cities/50 acres for small cities for a total of 300 acres, once in the next seven years for housing if they can demonstrate land need and affordability need. Metro will determine if the petition meets the requirements of the bill and if a petition does, Metro shall expand the urban growth boundary once they verify the petition meets the requirements of the bill. The UGB provisions become operative on January 1, 2025, and sunset on January 2, 2032.
4. The bill includes **\$3M** of funding for local housing planning technical assistance funding, **\$5M** for local housing infrastructure planning capacity, **\$10M** for the Housing Accountability and Production Office and **\$75M** for moderate-income (80%-130% AMI) housing financing.

SB 1564: Housing Model Codes (PASSED)

HB 1564 requires the Land Conservation and Development Commission to adopt model ordinances for cities of different sizes to implement housing and urbanization requirements.

HB 4026: UGB Amendment Ballot Referrals (PASSED)

This bill shields final land use decisions, like UGB amendments, from referendum petitions and establishes that land use decisions are administrative decisions of local governments. It is also retroactive to January 1, 2023 to address a North Plains petition.

HB 4063: Housing Omnibus (PASSED)

HB 4063 was a housing omnibus bill that included provisions extending the Oregon Housing Needs Analysis to urban unincorporated areas of the Metro region. Other areas of the bill include provisions related to

HB 4099: State Gap Funding Delayed SDCs (FAILED)

HB 4099 directed the OHCS to purchase and collect debt from a housing developer, based on the deferred payment of system development charges (SDCs) for a project as agreed to by a local government and the developer. It establishes and appropriates \$10 million in general funds to the Municipal Development Protection Fund within the State Treasury to administer the program. Many local governments charge SDCs on transportation, water/wastewater, stormwater and parks to ensure those systems can support housing.

HB 4155: State Housing Infrastructure Funding Study (FAILED)

HB 4155 requires the Oregon Business Development Department to study infrastructure financing in Oregon. According to the Department of Land Conservation and Development (DLCD), Oregon needs to develop more than 550,000 new housing units across income levels to accommodate 20 years of population growth.

Industrial Lands

SB 1526: RSIS Extension (PASSED)

This omnibus bill made technical and clarifying changes to tax statutes. It included a sunset extension for the Industrial Site Readiness Program to December 31, 2029.

HB 4042: RSIS Funding (FAILED)

This bill would have established the Industrial Site Readiness Loan Fund and invested \$40 million into the fund.

Economic Development

SB 5701: Christmas Tree Bill (PASSED)

The Christmas tree bill is the end of session funding bill and included many allocations important to Metro and the region, including:

- \$8 million for the Economic Equity Investment Program
- \$11.8 million to support arts and culture organizations' recovery efforts from the COVID-19 pandemic.
- \$2.5 million for GPI's marketing strategy to restore the Portland region's reputation and to help attract, retain businesses and jobs and talent.
- \$20 million for ODOT to clean up trash and maintain the health and safety of their right of ways.
- \$15 million to the City of Hillsboro for the Hillsboro Hops Ballpark.

HB 4041: Economic Equity Investment Program Funding (FAILED)

The bill asked for \$30 million for the Economic Equity Investment Program for grants to culturally responsive, community-based organizations with programs that build generational wealth for people experiencing multiple economic risk factors.

HB 4124: Arts and Cultural Funding (FAILED)

The bill asked for \$27 million to support arts and culture organizations' recovery efforts from the COVID-19 pandemic.

Other Bills of Interest

HB 4002: Measure 110 Reform (PASSED)

The legislature officially ended Oregon's Measure 110 drug decriminalization experiment by re-establishing possession of small amounts of hard drugs as a NEW unspecified misdemeanor crime. HB 4002 also permits counties to set up systems offering "deflection," where those facing possession charges can opt for treatment. Deflection will vary by county and at the time of the passage HB 4002 almost two dozen counties submitted letters of intent to the Legislature to provide deflection programs.

HB 5204: Measure 110 Reform/Behavioral Health Funding (PASSED)

HB 5204 was the vehicle for the funding side of HB 4002 and includes:

- \$30.5M Deflection programs - including Community Mental Health Program funding;
- \$10M for Medication Assisted Treatment in jails;
- \$12M for Specialty courts, including drug courts;
- \$3.45M for Criminal Justice Commission to set up and coordinate deflection programs and other related agency needs;
- \$2M for Curricula for Oregon schools about the dangers of synthetic opioids, including fentanyl; and
- \$85.4M for Shovel-Ready Behavioral Health Treatment Projects

Total: \$211 million



SB 1537: Governor's Housing Production Bill

Background

On January 10, 2023, Governor Kotek issued Executive Order 23-04, which established an annual housing production target of 36,000 homes in Oregon, and which established the Governor's Housing Production Advisory Council (HPAC), tasked with providing recommendations to achieve the housing production target. The HPAC's January 2024 report included recommendations on one-time urban growth boundary (UGB) amendments, funding for infrastructure and affordable housing, and adjustments to land use standards, are incorporated into SB 1537.

Bill Summary

Housing Accountability and Production Office (Sections 1-11)

Creates the Housing Accountability and Production Office (HAPO), coordinated by DLCD and DCBS/BCD, to support housing production in local communities with a more definitive structure and process to address complaints, concerns, and issues from local governments and developers about compliance with state housing law. This office will enhance opportunities to collaborate with local governments in lieu of enforcement actions. **Housing Accountability and Production Office Funding - \$5 million and Local Housing Planning Technical Assistance Funding - \$10 million.**

HAPO becomes operative July 1, 2025.

Financial Assistance Supporting Housing Production (Sections 12-36)

Local housing infrastructure planning capacity: \$3 million

Directs Business Oregon to provide capacity and support for infrastructure planning to municipalities to enable them to plan and finance infrastructure for water, sewers and sanitation, stormwater and transportation consistent with opportunities to produce housing units at minimum densities of 17 units per acre in Metro (10 in cities with pop. 25,000+/6 in cities with pop. 2,500 – 25,000/5 in cities with pop. less than 2,500).

Fund sunsets January 2, 2030.

Moderate-income housing financing: \$75 million

Establishes definitions for the moderate-income housing revolving loan fund. This includes that eligible housing projects are those at 120% of the median income or below. The revolving loan fund is established as a partnership between the State.

and local jurisdictions to facilitate the development of moderate-income housing sponsoring jurisdictions. The revolving loan fund creates up a fee in-lieu of taxes program in the sponsoring jurisdiction. The process will be as follows:

1. OHCS administers a state capitalized fund that jurisdictions may borrow from to make grants to new moderate-income housing developments if gaps exist in development budgets.
2. The loans to jurisdictions from the fund are established with a 10-year repayment period.
3. Projects receive a limited duration property tax exemption (only on improvements--existing taxes on land, etc. remain in place), with fire districts property tax disbursements exempt.
4. Sponsoring jurisdictions place a fee on the property to pay back the loan. Upon loan repayment, the fee terminates, and the property becomes fully taxable.

Requires the program to be operational no later than June 30, 2025.

Housing Land Use Adjustments (Sections 37-47)

Requires local governments to approve, up to 10 total, select design and development adjustments for housing development projects that an applicant can meet one of the following of the criteria:

- The adjustments will enable development of housing that is not otherwise feasible due to cost or delay resulting from the unadjusted land use regulations;
- (B) The adjustments will enable development of housing that reduces the sale or rental prices per residential unit;
- The adjustments will increase the number of housing units within the application;
- All of the units in the application are subject to an affordable housing covenant as described in ORS 456.270 to 456.295, making them affordable to moderate income households as defined in ORS 456.270 for a minimum of 30 years;
- At least 20 percent of the units in the application are subject to an affordable housing covenant as described in ORS 456.270 to 456.295, making them affordable to low income households as defined in ORS 456.270 for a minimum of 60 years;
- The adjustments will enable the provision of accessibility or visitability features in housing units that are not otherwise feasible due to cost or delay resulting from the unadjusted land use regulations; or
- All of the units in the application are subject to a zero equity, limited equity, or shared equity ownership model including resident-owned cooperatives and community land trusts making them affordable to moderate income households as described in ORS 456.270 to 456.295 for a period of 90 years.

Exemption process for local governments, includes two avenues:

1. The local government currently reviews design and development adjustments for all applications for the development of housing and all listed development and design adjustments in the bill are eligible under the local government's adjustment process and within the previous 5 years the city has approved 90 percent of received adjustment requests.

2. The adjustment process is flexible and accommodates project needs as demonstrated by testimonials of housing developers who have utilized the adjustment process within the previous five years.

Limited Land Use Decisions

The following land use decisions are processed as limited land use decisions: Partitions, subdivisions, replats, or property line adjustments, site plan review, extensions, alterations, or expansions of nonconforming uses, mandatory adjustments under the bill. Allows HAPO to approve a hardship exemption or time extension to these provisions if the local government demonstrates a hardship would result from implementing a limited land use decision.

These requirements become operative January 1, 2025 and sunset January 2, 3032.

One-Time Site Additions to UGBs (Sections 48-60)

On a one-time basis, eligible cities can choose to add 50 or 100 acres of land for housing to their UGB. The Metro region is capped at 300 acres total. Requirements for land being brought in include:

- Any land added would also need consent of the property owner.
- Land added can only be urban reserve, non-resource land, or exception land – no high-value farm or forest land outside of urban reserves already designated for future urban development.
- The expansion area must adopt a complete communities binding concept plan that includes:
 - o Mandatory affordability – 30% of the total units must be affordable for 60 years (units available for rent at 80% AMI or less, units available for purchase at 130% AMI or less)
 - o Minimum density – 17 units per acre in Metro
 - o Integrated mixed-use residential areas for complete communities
 - o Transportation network planning
 - o Open space, scenic, historic, and natural resource goal protections
 - o Natural hazard protections
 - o Binding agreements for all necessary urban services

A city is eligible for an expansion if they meet land and affordability metrics:

- **LAND NEED METRIC.** No UGB expansions with housing in the last 20 years and no more than 20 contiguous acres of vacant residential land, or by having 75% of UGB expansion areas with housing developed in last 20 years or with acknowledged comprehensive plan designations, infrastructure plans, and housing development occurring demonstrated by land use or building permit applications in process.
- **AFFORDABILITY METRIC.** When using the CHAS data provided by HUD, a city has a greater % of households extremely cost burdened (paying more than 50% of income on housing) than the State of Oregon as whole. **OR** At least 25 percent of the renter households in the city being severely rent burdened as indicated under the most recent housing equity indicator data under ORS 456.602 (2)(g).

Within the expansion area, 30% of all housing units must be legally set aside for affordable housing. The following are included in the bill to help ensure affordability is included in the expansion:

- Land for affordable housing dispersed throughout the expansion area;

- Land for affordable housing deed-restricted prior to any building permit issuance;
- Market rate housing production capped at 85% of units built prior to affordable unit production; and
- Binding development and financing plan for affordable housing with non-performance penalties

Metro's Role in One-Time Expansions

If Metro receives requests for less than 300 acres on or before July 1, 2025, Metro will review the city's request and make sure it complies with sections of the bill. Metro has 120 days to review a petition and decide whether sites comply with the bill. If Metro receives requests for 300 acres or more on or before July 1, 2025, Metro will determine which requests best comply with the intent of the bill and maximize needed housing by January 1, 2027.

The one-time land use expansions sunset January 2, 2033.

Alternative UGB Land Exchange

Metro or a city outside of Metro may amend its urban growth boundary to add one or more sites to the UGB and to remove one or more tracts of land from the urban growth boundary as provided:

1. The acreage of the added site and removed lands must be roughly equivalent;
2. The removed lands must have been zoned for residential uses; and
3. The added site must be zoned for residential uses at the same or greater density than the removed lands.

Land may be removed from an urban growth boundary under this section without landowner consent. A landowner may not appeal the removal of the landowner's land from an urban growth boundary under this section unless the landowner agrees to enter into a recorded agreement with Metro or the city in which the landowner would consent to annexation and development of the land within 20 years if the land remains in the urban growth boundary. Review of an exchange of lands made under this section may only be made by the Department of Land Conservation and Development in the Metro area.

6.2 Housing Update

Information/Discussion Items

Metro Policy Advisory Committee
Wednesday, April 24th, 2024

MPAC Worksheet

Agenda Item Title: Housing Department Update

Presenters: Patricia Rojas, Liam Frost, Yesenia Delgado, Alison Wicks

Contact for this worksheet/presentation: Alice Hodge

Purpose/Objective: Provide information on the progress made by the Housing Department over the last 12 months, and the implementation status of Metro's Supportive Housing Services (SHS) and the Affordable Housing Bond (AHB).

Outcome: A clear understanding of the current status of program goals, challenges and opportunities in both homeless services and affordable housing construction.

What has changed since MPAC last considered this issue/item? In fulfilling its commitments to voters, the Metro Housing Department has grown in the past 12 months, ensuring that we are successfully supporting the Tri County Planning Body's policy and planning work, and providing adequate oversight and accountability for the implementation of SHS and AHB.

What packet material do you plan to include? N/A

To: MPAC members
From: Liam Frost, Metro Housing Department Deputy Director
Re: Background information for April 24, 2024 Housing Presentation to MPAC

Metro Housing Department

The Housing Department was formed in November 2022 in consideration of the expansive responsibilities required of Metro by both the 2018 Metro Housing Bond and the 2020 Supportive Housing Services (SHS) measures. In ramping up to fulfill our duties following the passage of the SHS measure, it became clear that the small team in the Planning Development and Research Department was not sufficient to manage \$652M in capital funding and the distribution of at least \$250M annually over the course of ten years for homeless services. To ensure that the goals of both voter-approved ballot measures are achieved, Metro Council, upon the recommendation of Metro COO, Marissa Madrigal, approved the creation of the new department. Over the last fiscal year, the department has been recruiting and hiring for key positions in compliance, data, technical assistance and policy support.

2018 Metro Affordable Housing Bond

In 2018, Metro partnered with local cities and counties to engage the community and ask voters to support the creation of new affordable housing in the region. The resulting voter-approved bond generated \$652.8 million and was projected to create 3900 affordable homes across the region.

Plans are in place that will commit all remaining bond funds by the end of 2024 with final projects expected to break ground by 2026. The program is now projected to achieve at least 120% of its original production target once all funds are expended, creating an estimated 4,700 affordable homes that will provide housing for approximately 9,000 to 15,000 people across the region.

2020 Supportive Housing Services Measure

In May 2020, voters in greater Portland approved Measure 26-210 to fund services for people experiencing or at risk of homelessness. Metro works with Clackamas, Multnomah and Washington counties to reduce homelessness through programs and services that help people find and keep safe and stable homes. These include but are not limited to:

- Emergency services such as outreach and shelter
- Placement into housing
- Help paying rent
- Advocacy and case management

- Services in the areas of mental health, physical health, language and culture needs, education, employment, addiction and recovery, tenant rights and others.

As of December 2023, just over two years into implementation, the three counties report that 6,750 people have been placed into housing; 20,100 evictions have been prevented; 970 shelter beds have been created or sustained.

6.3 2024 Urban Growth Management Decision: Draft Regional Housing

Needs Analysis

Information/Discussion Items

Metro Policy Advisory Committee
Wednesday, April 24th, 2024

MPAC Worksheet

Agenda Item Title: 2024 urban growth management decision: draft regional housing needs analysis

Presenters: Eryn Kehe (Metro), Ted Reid (Metro), Becky Hewitt (ECONorthwest)

Contact for this worksheet/presentation: Ted Reid

Purpose/Objective

The purpose of this item is to continue MPAC's engagement in growth management topics so that it is prepared to advise the Metro Council on its regional growth management decision in late 2024.

Under state law, Metro must assess – at least every six years – whether there is a regional need to expand the urban growth boundary (UGB) to ensure adequate room for expected housing and job growth. UGB expansions are only allowed if there is a demonstrated regional need for more land.

Recent changes to state law require Metro to assess not just future housing needs (next 20 years), but also current housing needs. Current housing needs are described as housing for people experiencing houselessness as well as accounting for historic underproduction of housing. Additionally, state law now requires that Metro estimate housing needs for a variety of household income groups.

ECONorthwest is supporting Metro's housing needs analysis work, which estimates the numbers of various housing types (e.g., townhouses, multifamily units, detached homes, etc.) that are needed to accommodate households, considering their size, income, age, and presence of children. This step of translating the household forecast (the people) into needed housing types is necessary for assessing how much growth capacity (physical space) is needed inside the UGB. These analyses and others will be documented in the draft 2024 Urban Growth Report, which will be released in late June. The draft Urban Growth Report serves as a basis for MPAC's recommendations to the Metro Council and for the Metro Council's growth management decision.

Outcome

MPAC members are aware of the technical analyses and review processes that will inform their recommendation to the Metro Council for the 2024 urban growth management decision. MPAC members can ask questions of Metro and ECONorthwest staff and discuss the implications of the draft housing needs analysis.

What has changed since MPAC last considered this issue/item?

At the February 28, 2024 meeting, Metro staff presented the draft regional population, household, and employment forecast. MPAC had a follow up discussion of the forecast at its March 27 meeting. The regional household forecast is a key input into the regional housing needs analysis that is to be discussed on 4/24/24.

What packet material do you plan to include?

None – presentation available at meeting.

Materials following this page were distributed at the meeting.



Metro

2024 Legislative Session Recap

Jenna Jones, State and Regional Affairs Advisor

April 24, 2024



Tone and tenor of session

- Many members leaving for state office or because of walkout ruling
- Uneasiness about walkout
- Uneasiness about revenue forecast



Overall State Priorities

- Housing Production
- Measure 110 Reforms
- Campaign Finance

Metro's Priorities

- Industrial Land Readiness
- Regional Economic Recovery and Growth
- Housing Production
- Urban Growth Management
- Right to Repair
- Columbia River Levees
- Hillsboro Hops



Industrial Land Readiness

- SB 1526 – RSIS
Sunset Extension
(PASSED)
- HB 4042- RSIS
Funding **(FAILED)**



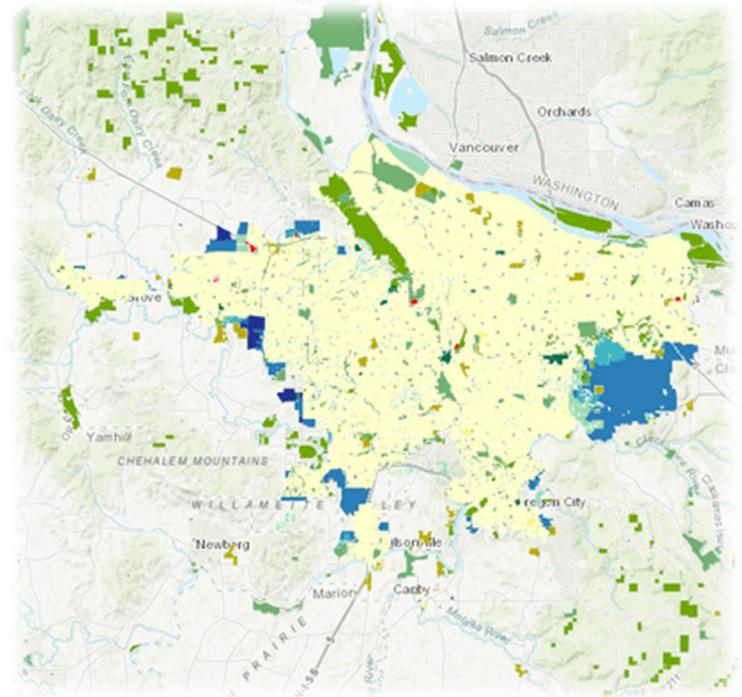
Equitable & Achievable Housing Production



- HB 4063 – OHNA Amendments in urban unincorporated areas **(PASSED)**
- HB 1530 – Housing infrastructure funding **(PASSED)**

Urban Growth Management

- SB 1537 – Governor’s Housing package that included a one-time UGB expansion (**PASSED**)
- HB 4026 - UGB Amendment Ballot Referrals (**PASSED**)



Regional Economic Recovery and Growth

- \$2.5 Million to Greater Portland Inc.
- \$11.8 Million for arts and cultural organizations
- \$20 Million to ODOT to clean up their right of ways
- \$8 Million for the Economic Equity and Investment Program



Columbia River Levees

SB 1517 – Revenue raising tools for
the Urban Flood Safety and Water
Quality District (**PASSED**)



Convenient Electronic Reuse

SB 1596 – Right to Repair
(PASSED)



Hillsboro Hops Stadium Improvements

\$15 Million in state funding for a new, city-owned ballpark secured.



Other Bills of Interest

- Wine Packaging Delay in RMA
- SDC Deferral Account
- Housing Financing Solutions





FUTURE



loading...

Predictions for 2025

Questions



oregonmetro.gov





Urban growth management: Preliminary housing needs analysis results

MPAC

April 24, 2024

Technical work and analysis: Developing the urban growth report

- Buildable land inventory (BLI)
- Regional forecast
- Capacity analysis
- Employment trends and site characteristics
- Housing needs analysis
- Residential readiness analyses
- Draft urban growth report (UGR)

City expansion proposals

- Letters of interest
- Expansion proposals

2040 planning and development grants available

Metro Council decision

- Consider Metro staff and advisory group recommendations
- Public hearings
- Policy direction
- Final decision

Nov 2022 - July 2024

Dec 2023 - April 2024

Aug 2024 - Dec 2024

Residential readiness analyses

Capacity analysis - begin BLI and regional proforma model

Draft capacity analysis available for local review

Regional forecast updated

Housing needs analysis

Draft UGR public comment period

Public hearing

Letters of interest due

Proposals due

Advisory group input

Final UGB decision



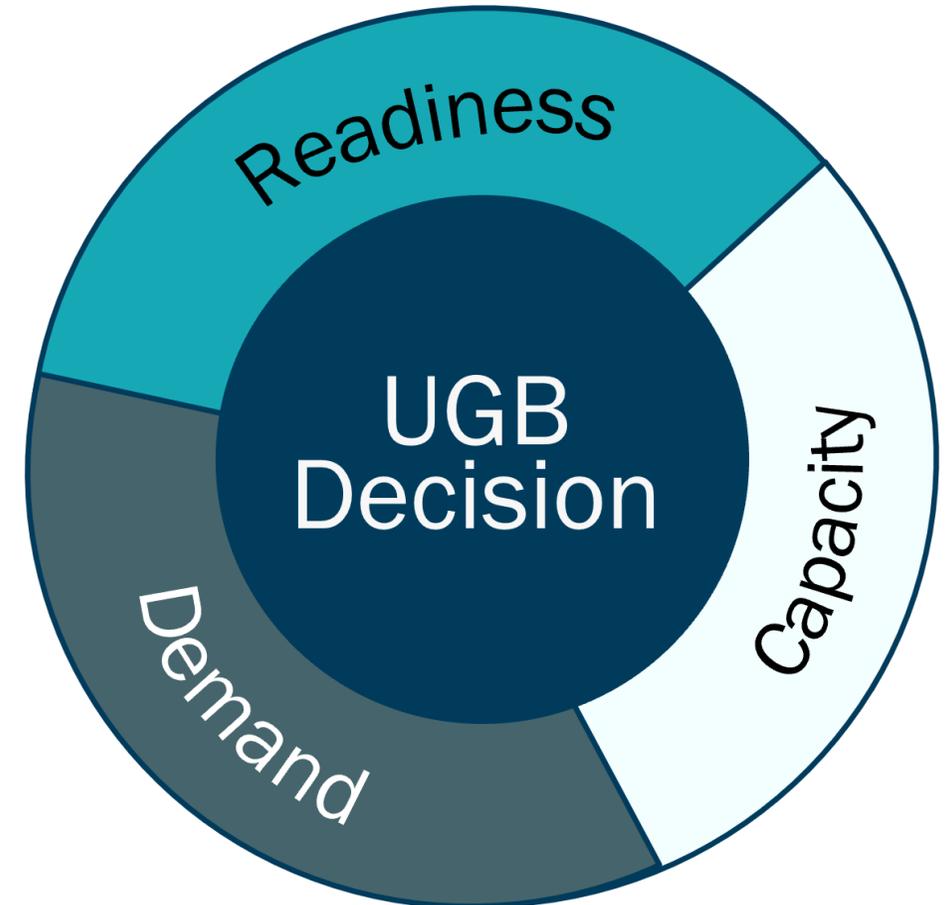
Engagement

- MTAC
- MPAC
- CORE
- Land Use Technical Advisory Group
- Jurisdictional outreach
- Urban growth report roundtable
- Youth cohort
- Interest group presentations

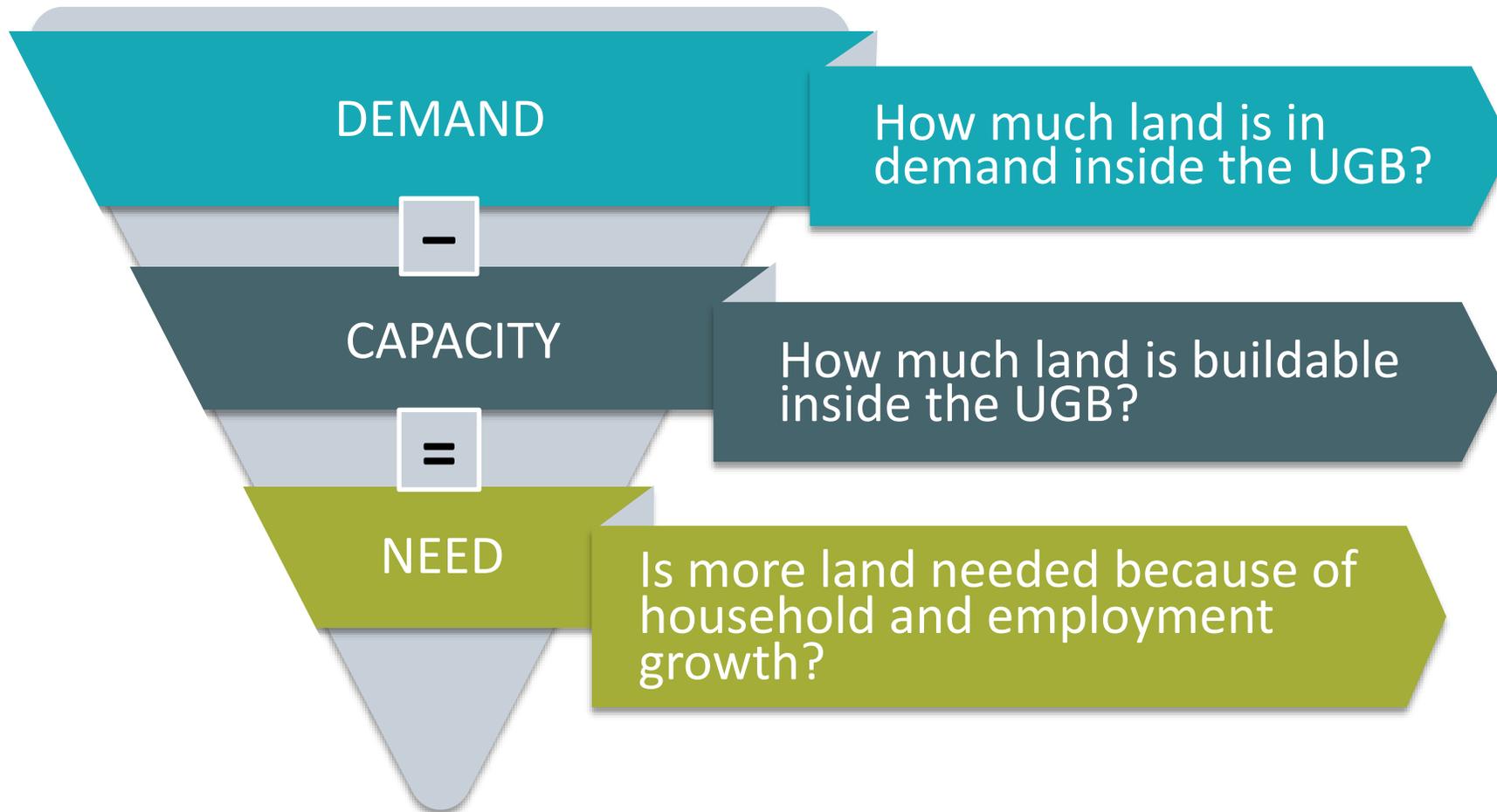
Project timeline

A decision support tool

The Urban Growth Report (UGR) is a decision-making tool for the Metro Council.

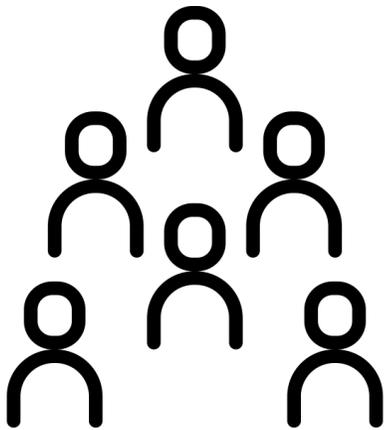


Back to the math equation



So how do we translate the household forecast into land demand?

People in the region in 2044



Regional 7-county household forecast x capture rate

Household Characteristics

\$ Income

Age

Household size

Presence of kids

&

Housing Characteristics

What housing types are needed to match the needs and choices of the region's households?

Single family detached

Middle housing

Multi-family

Housing needs analysis

Demand for land



Preliminary 20-Year Housing Needs Projections

The housing needs analysis will include assessments of future and existing needs

FUTURE

20-year forecast

Housing demand based on:
Regional population forecast
&
Household forecast

EXISTING

Housing needed for those
experiencing homelessness
&
Historic underproduction - what is
the backlog of housing units to
date?

Future housing needs

MSA (7-county) forecast

- Total growth rate
- 20-year time horizon
- Peer reviewed

UGB capture rate

- Metro UGB vs. other areas
- Based on past trends

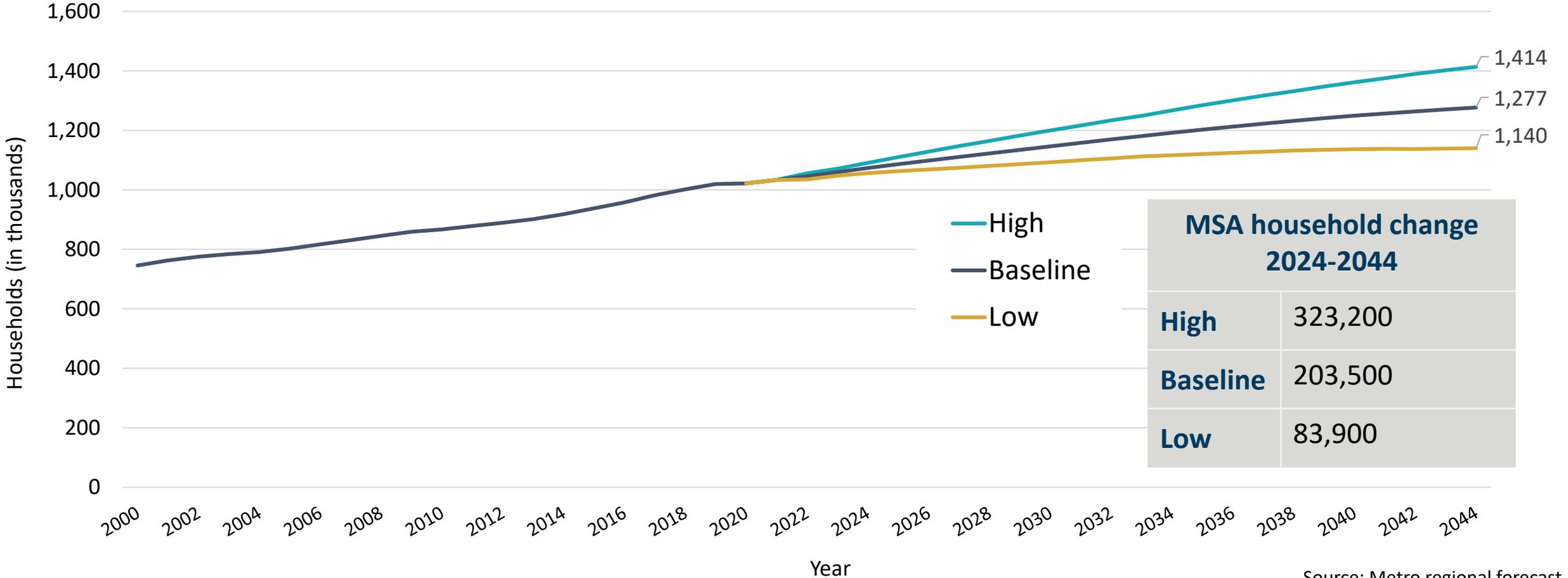
Demographics

- Age (of householder)
- Household Size (number of people)
- Presence of Kids (<18)
- Income

Housing needs

- Affordability / price point
- Housing type

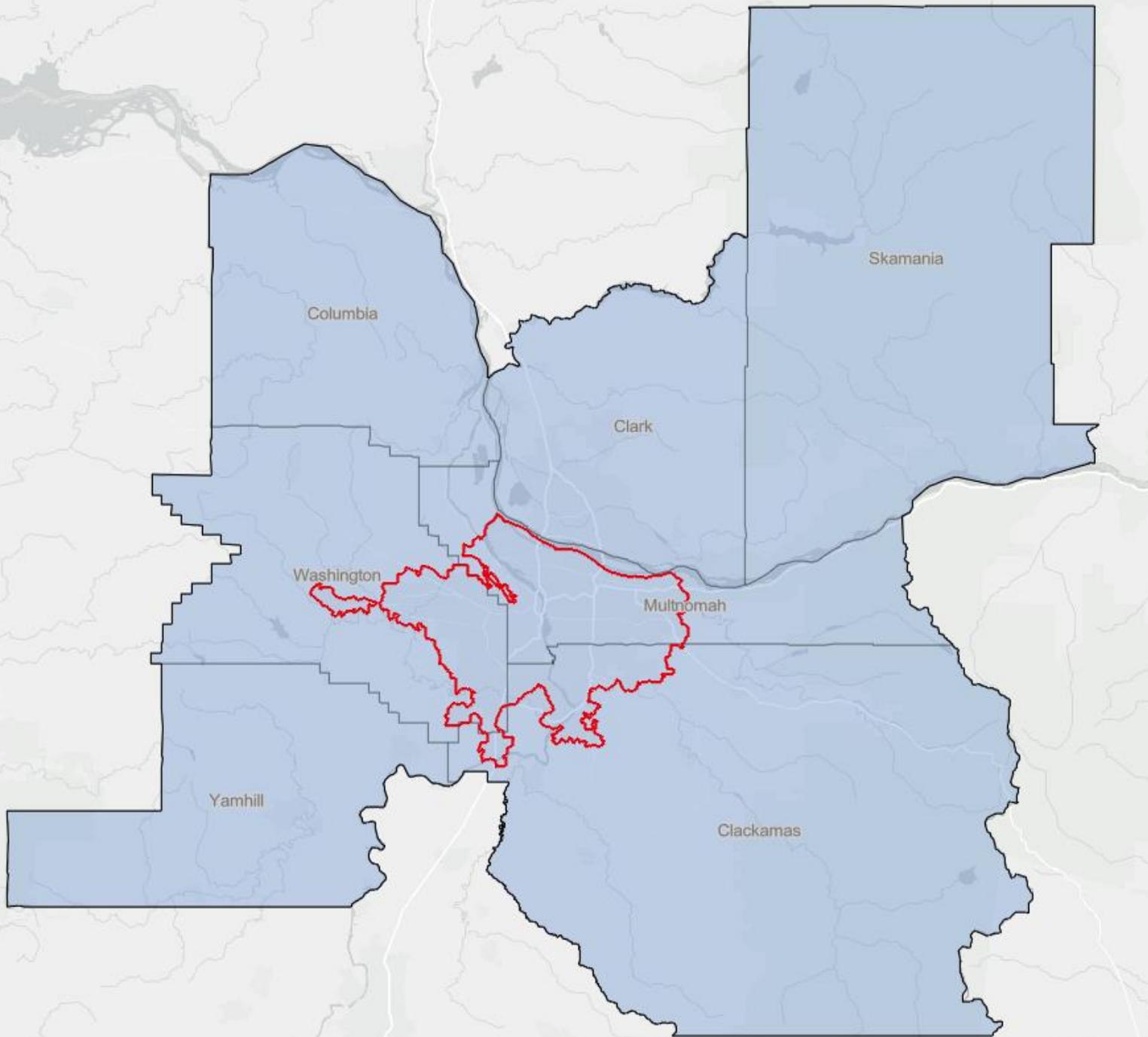
MSA household forecast



Source: Metro regional forecast

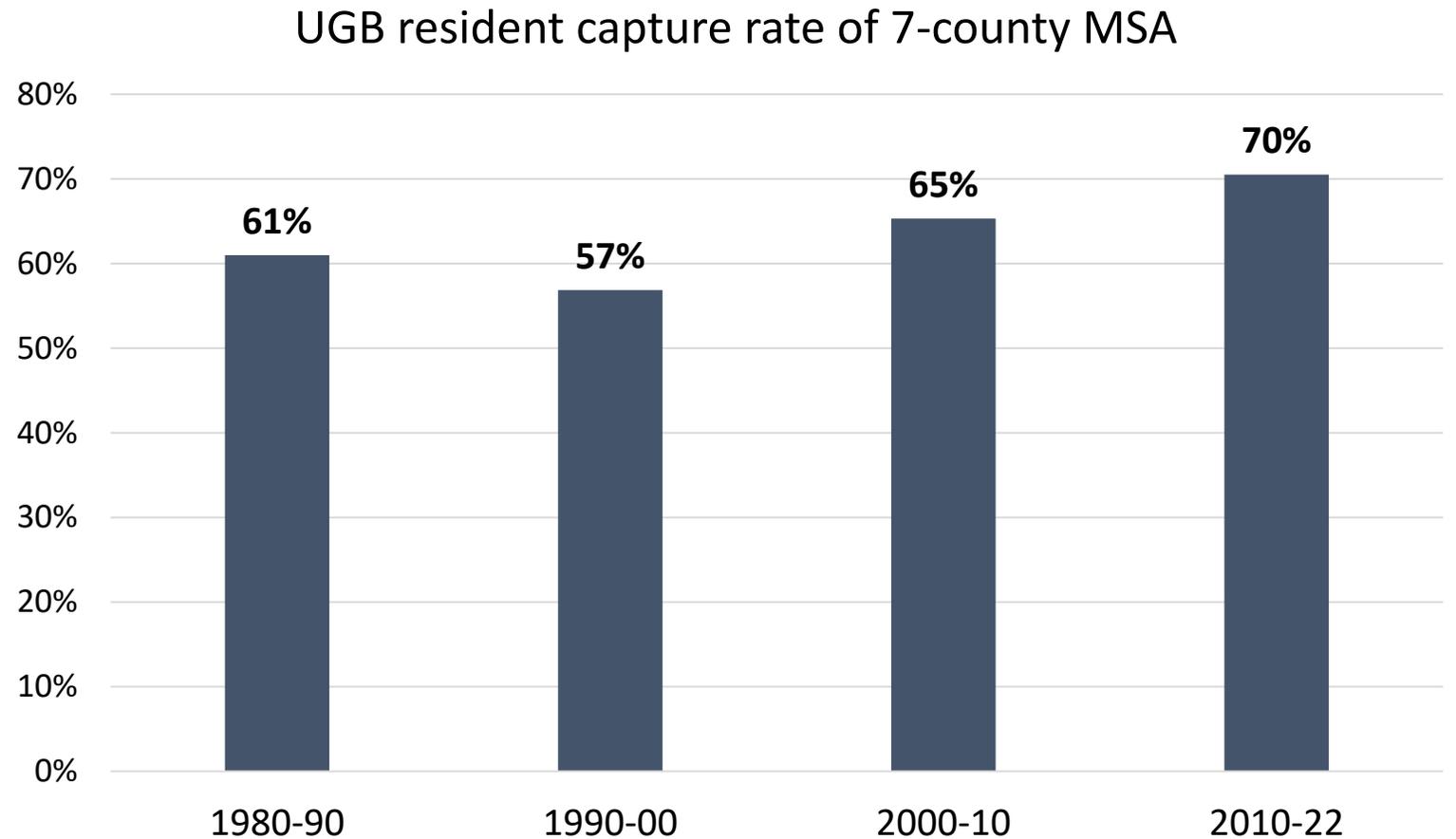
UGB capture rate

How much of the household forecast is expected to fall within the UGB compared to the overall MSA?



UGB capture rate

How much of the forecasted growth in the MSA will the Metro UGB “capture”?



UGB household forecast = (MSA forecast) X (capture rate)

UGB net additional households from 2024 to 2044

High

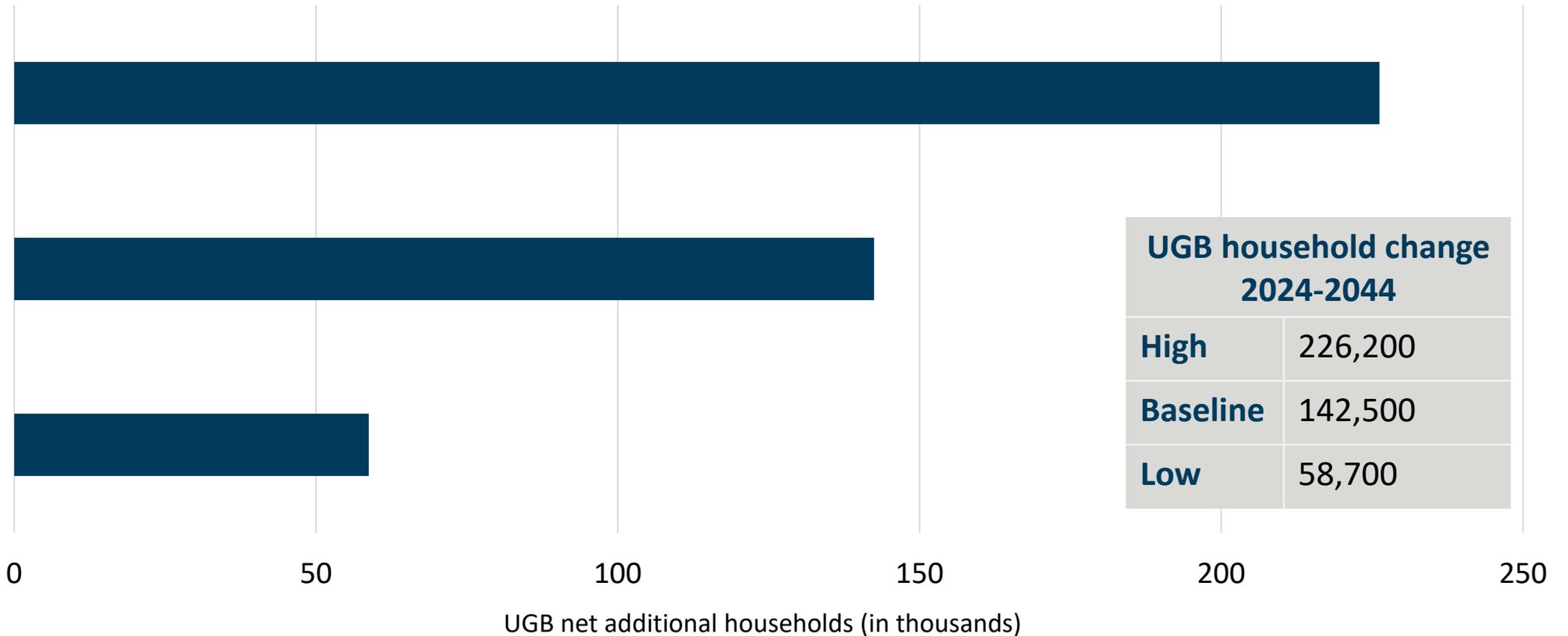
*MSA high forecast x
70% capture rate*

Baseline

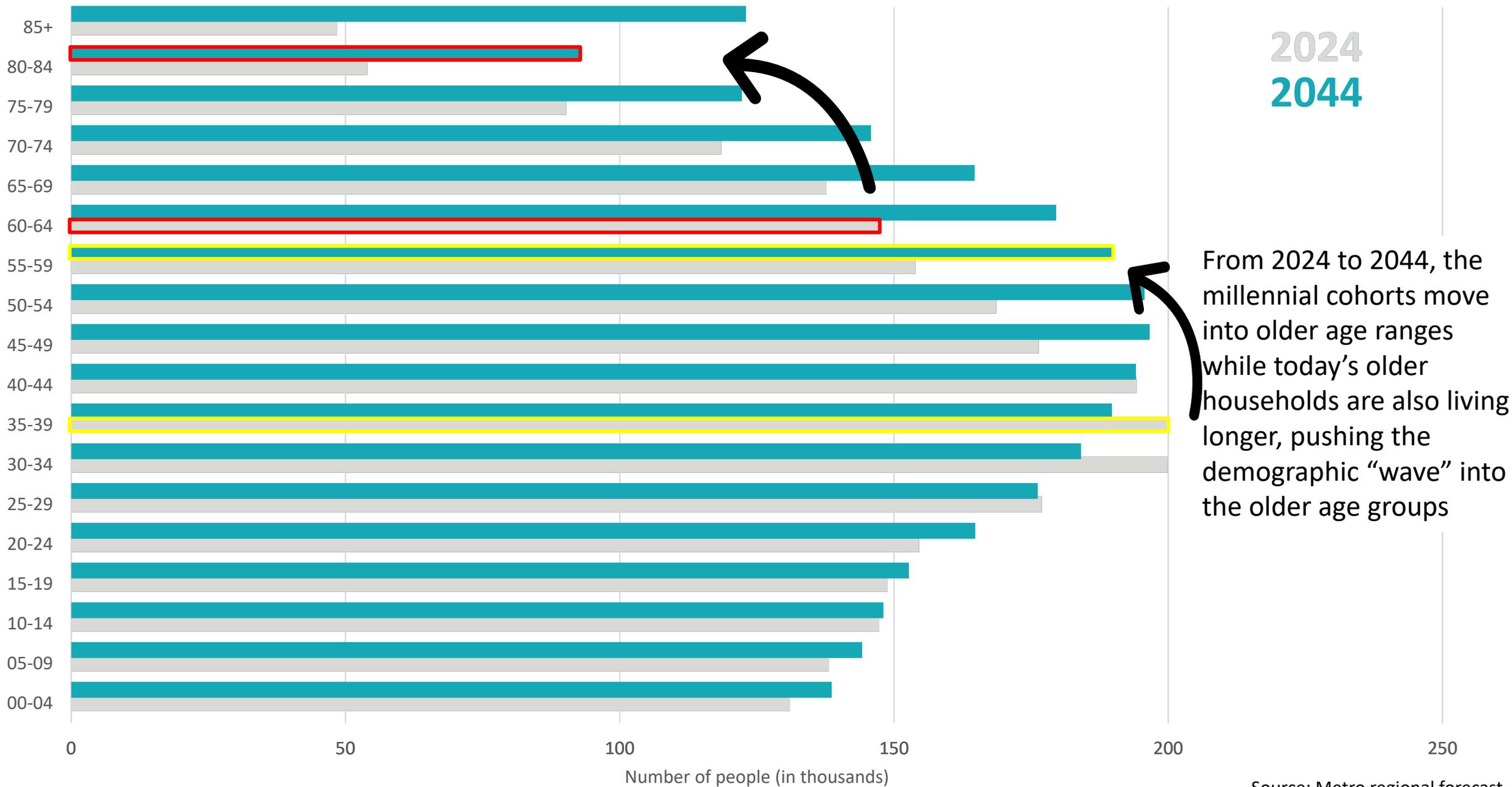
*MSA baseline forecast
x 70% capture rate*

Low

*MSA low forecast x
70% capture rate*

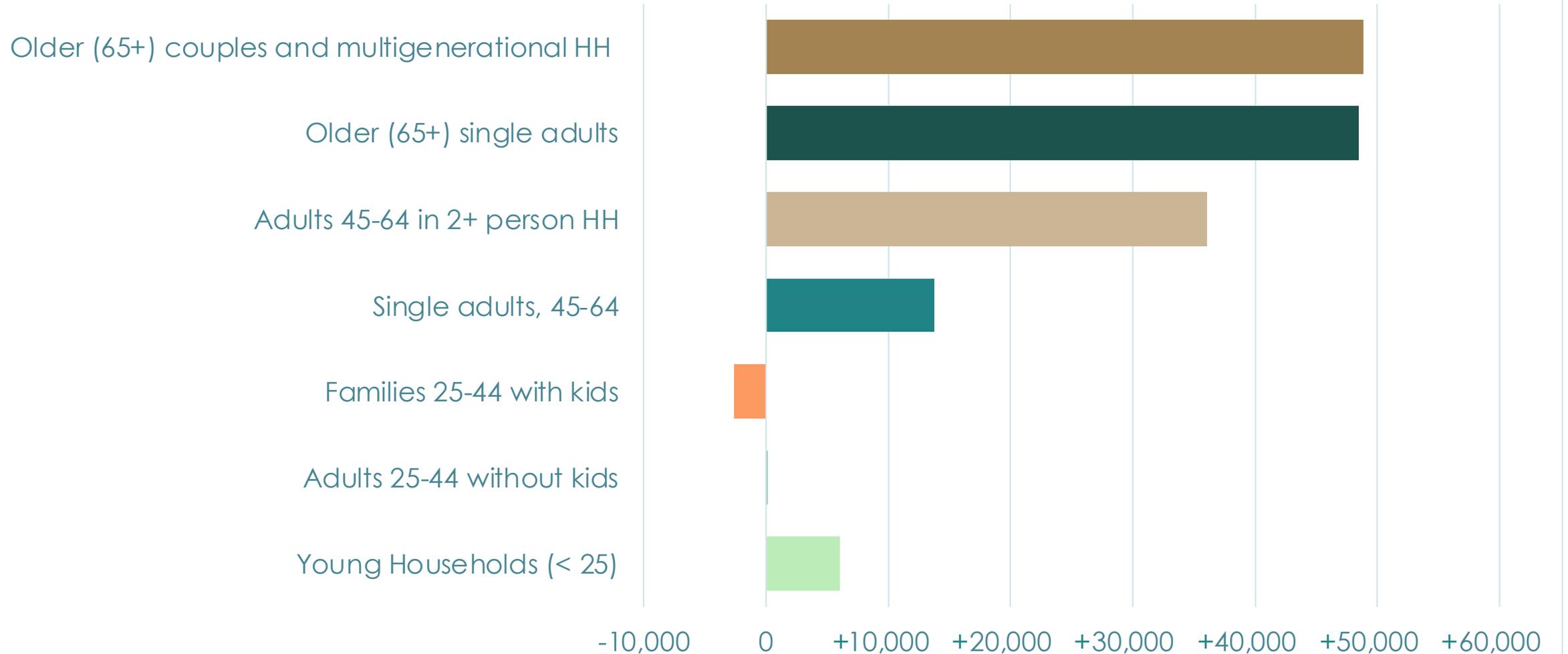


MSA population forecast by age cohort



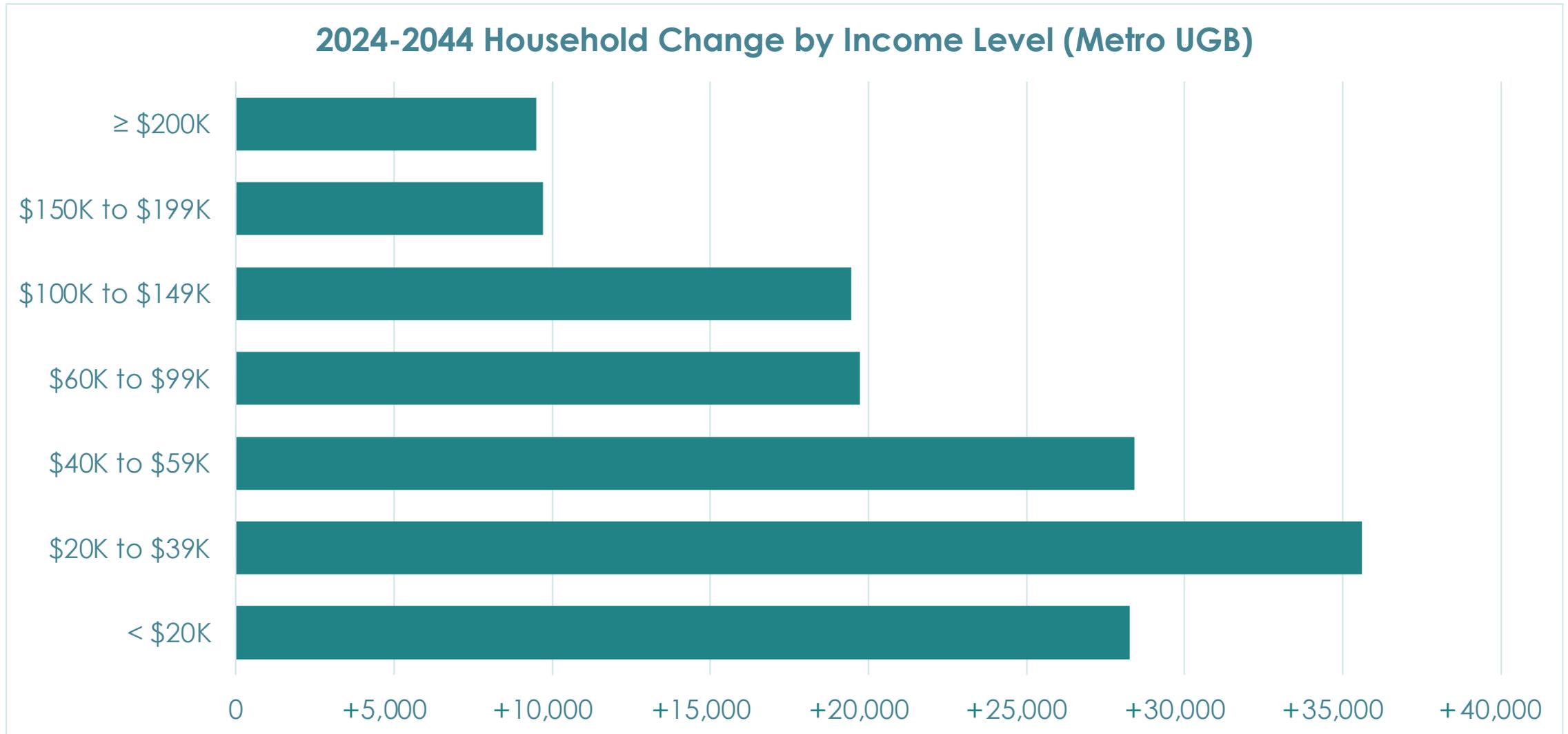
Net growth is in older households

2024-2044 Household Change by Life Stage (Metro UGB)



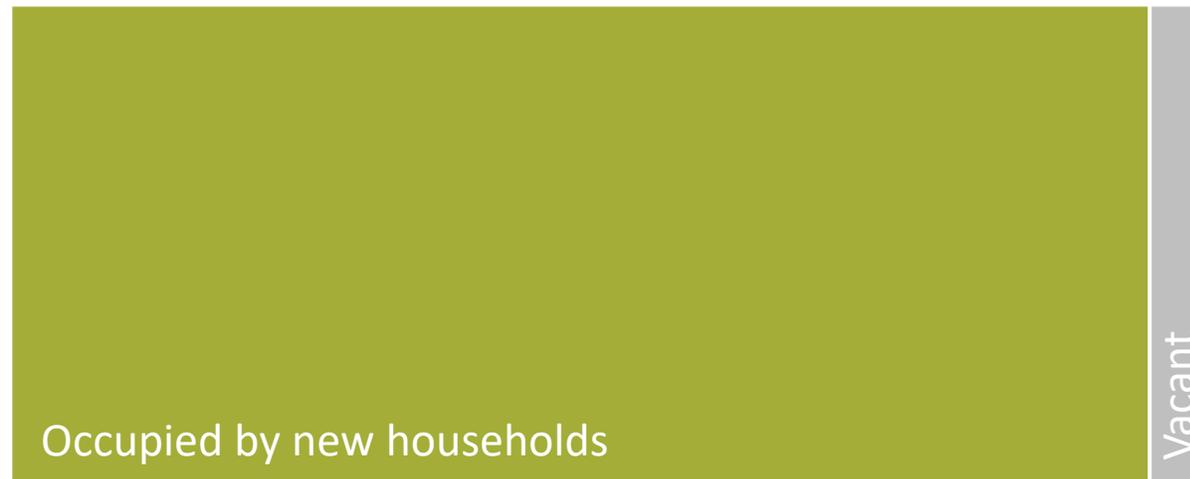
Source: ECONorthwest analysis of Metro regional forecast

More retirees = lower incomes



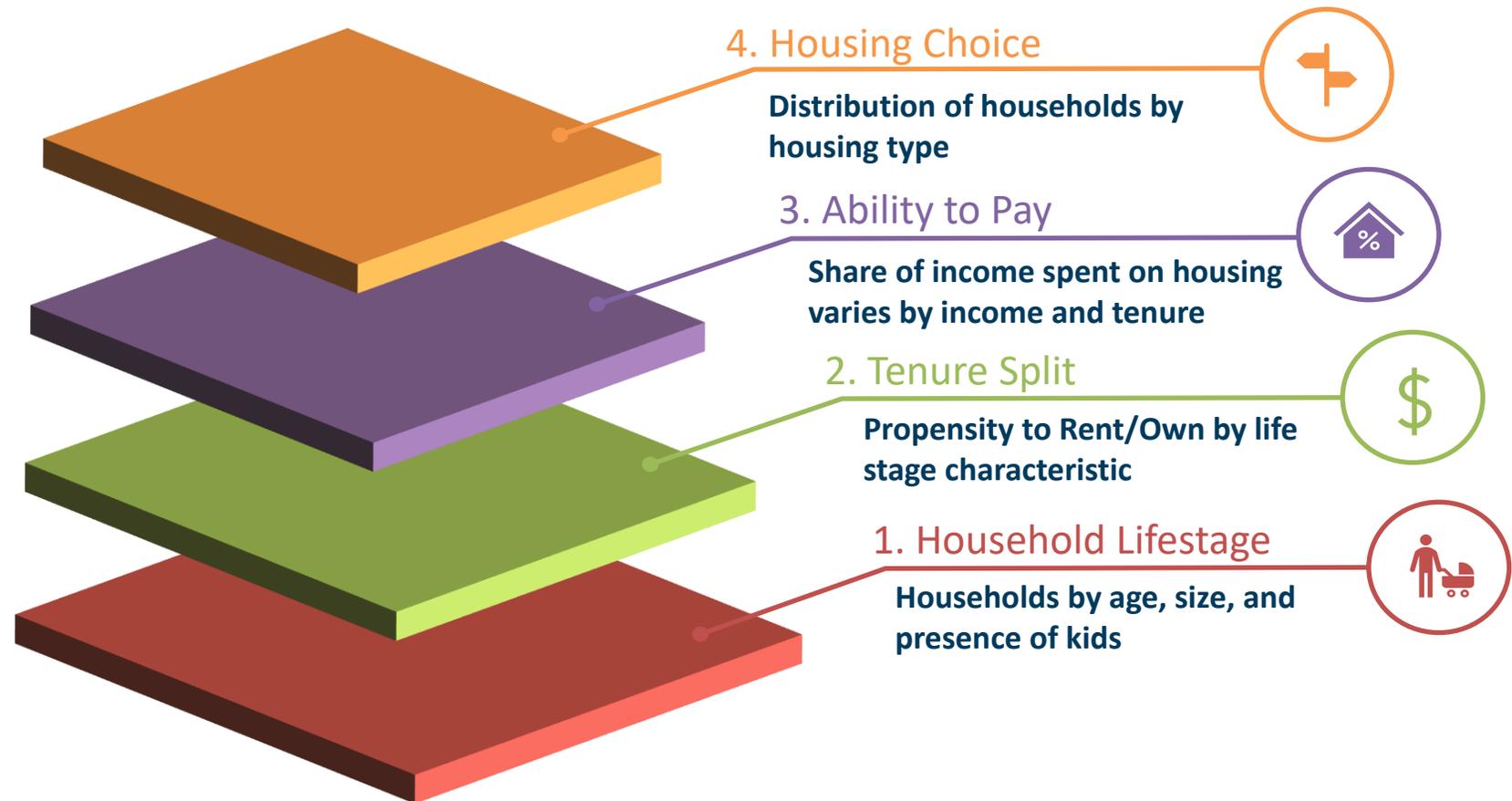
Households → housing units

Add margin for healthy vacancy rate to future household growth



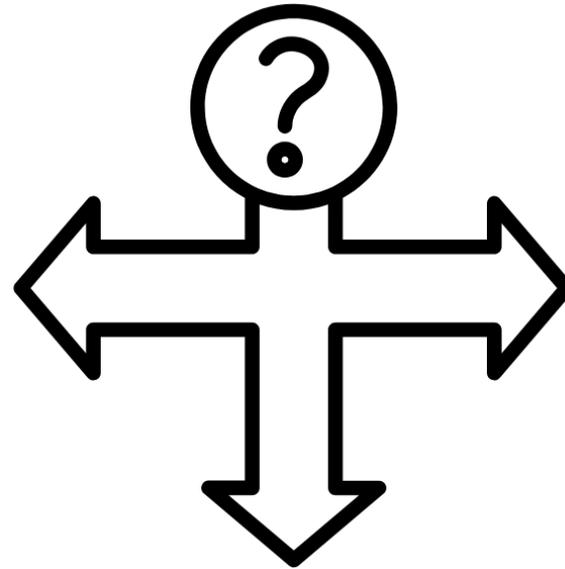
Future housing: Housing demand model overview

The demand methodology combines forecasts of households by socioeconomic characteristics (from Metro) with factors impacting housing choice to estimate housing demand by housing typology.



Housing demand scenarios

Following in footsteps: Housing choices at each life-stage remain constant – as current households age, their housing choices look the same as those of older households today.

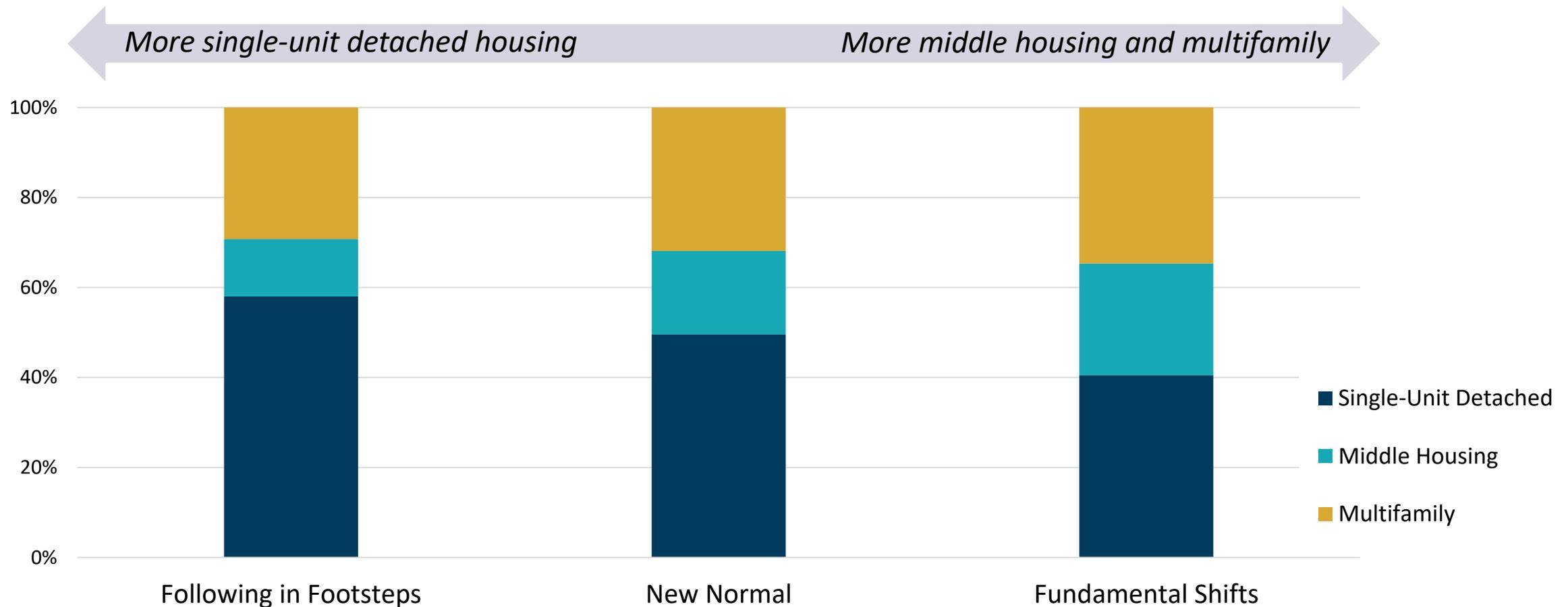


New normal: As households age, their housing choices shift towards those of older households today, but not to same extent.

Fundamental shifts: Housing choices shift substantially towards attached housing based on affordability.



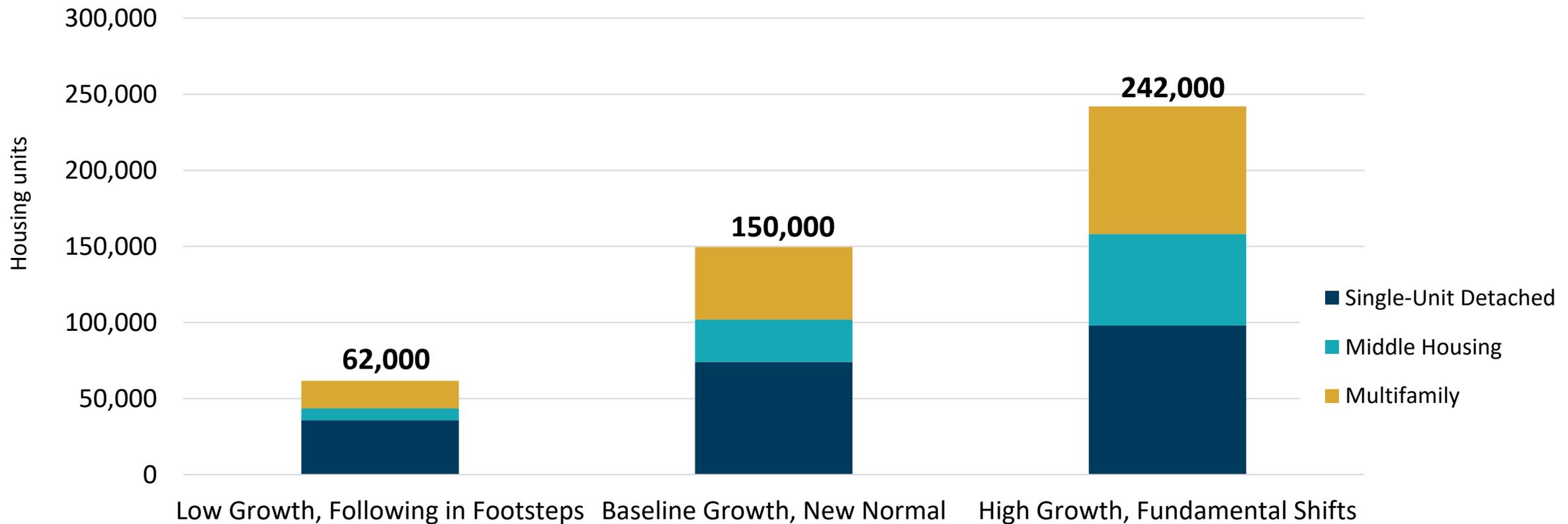
Fundamental shifts mean more multifamily and middle housing



Putting it together – future demand by housing type

New Units Needed for Growth 2024-2044 by Type (Metro UGB)

All assuming a 70% capture rate



Existing housing needs inside UGB

18,000 homes
from
underproduction

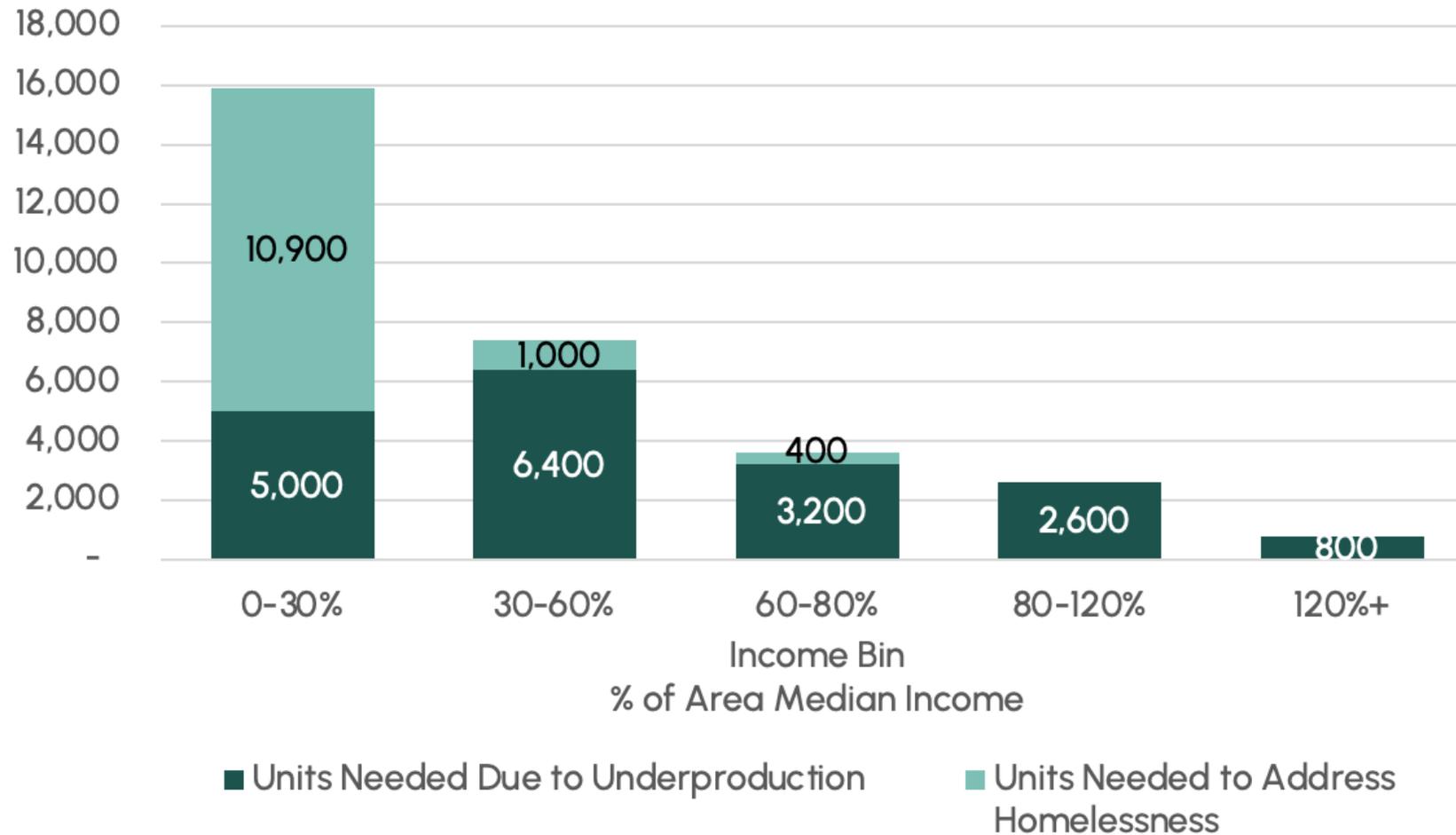


12,300
homes for
people
experiencing
houselessness



30,300 additional
homes needed today in
total

Existing needs are for lower incomes

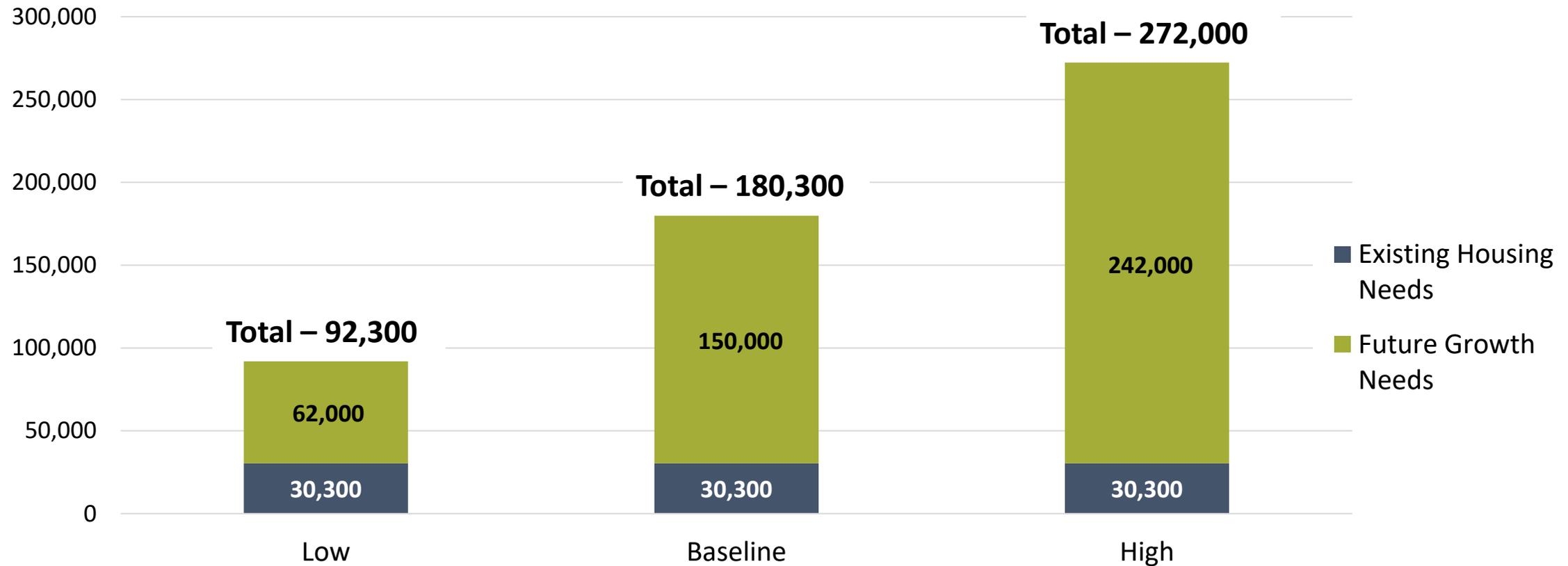


Area Median Income (AMI) for a family of 4 in the Metro region: **\$114,400 (2023)**

Total need

Total Additional Housing Units Needed in Metro UGB 2024-2044

Assumes 70% capture rate



oregonmetro.gov



Fundamental shifts mean more multifamily and middle housing

